

ehB RESIDENTIAL

Your Property - Our Business

57, Willow House, Lucas Court, Leamington Spa







A particularly well proportioned ground floor apartment, providing well appointed two bedroomed and two bathroomed accommodation, within this highly regarded purpose-built North Leamington Spa development. NO CHAIN

Willow House, Lucas Court

Is a purpose-built development of self-contained apartments situated within the ever popular Lucas Court. The development is conveniently sited within easy reach of the town centre and all ameninities including shops, schools and a variety of recreational facilities, and also within easy access of the local Railway Station. Since its original construction this particular development has consistently proved very popular.

ehB Residential are pleased to offer 57 Willow House, which is an opportunity to acquire a particularly well proportioned ground floor apartment, providing gas centrally heated two bedroomed and two bathroomed accommodation, recently subject to complete redecoration and upgrades which include; well fitted kitchen, priovate outside sitting area and garage en-bloc close to the property. The property is offered to an excellent standard of presentation and is offered with NO ONWARD CHAIN.

In detail the accommodation comprises:-

Entrance Hall

Leads to the...

Private Entrance Hall

With high quality Amtico wood flooring which extends throughout the property, intercom, double built-in cloaks cupboard and boiler cupboard containing gas fired central heating boiler and programme, radiator.

Lounge/Dining Room

18'4" x 11'6" (5.59m x 3.51m)
With two radiators, twin French doors to outside sitting area, downlighters.

Fitted Dining Kitchen

14' x 9' (4.27m x 2.74m)
With slate tiled floor, radiator, extensive range of base cupboard and drawer units with complimentary work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, tiled splashback, high level cupboards, recently installed stainless steel oven, four ring gas hob unit with stainless steel splashback and extractor hood over, built-in dishwasher, washing machine, fridge freezer and downlighters.







Bedroom One
13' min x 10'4" (3.96m min x 3.15m)
With tubular radiator and radiator, twin French doors.

En-Suite Shower Room/WC
6'9" x 5' (2.06m x 1.52m)
With oversized tiled shower cubicle, integrated shower unit, pedestal basin, mixer tap, low flush WC, radiator.

Bedroom Two
9'2" x 9'2" (2.79m x 2.79m)
With radiator.

Bathroom/WC
7'7" x 6'3" (2.31m x 1.91m)
With white suite comprising panelled bath, mixer tap, shower attachment, shower screen, pedestal basin with mixer tap, low flush WC, radiator, extractor fan, tiled splashbacks and shower area, tiled floor.

Outside
There is a gravelled area immediately to the front of the property and an open garage (No 57) en-bloc to the rear of the property.

Mobile Phone Coverage
Good outdoor variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

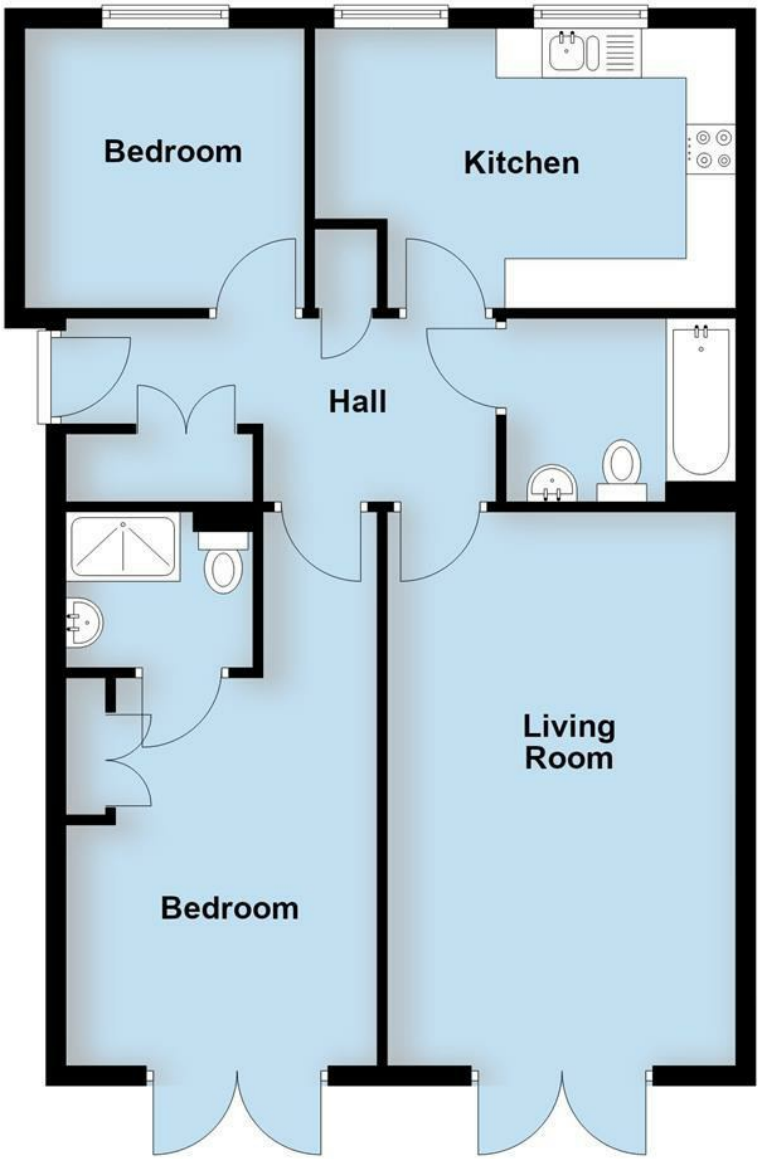
Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 124 year lease (11/3/2002), with 100 years remaining, service charge is £2400 pa, and ground rent is £250 pa. Please verify this information with your legal advisers. Further details upon request.

Ground Floor

Approx. 71.7 sq. metres (771.3 sq. feet)



Total area: approx. 71.7 sq. metres (771.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

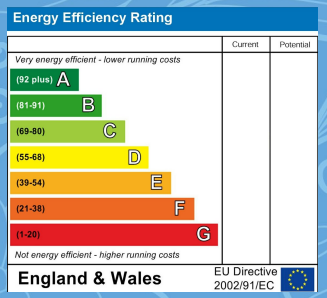
ehB RESIDENTIAL

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