

BELVOIR!

Guide Price £180,000



33D Willes Road

, Leamington Spa CV32 4PR

**** NEW EXTENDED LEASE 177 YEARS & NO ONWARD CHAIN **** Occupying the third floor of an attractive Regency building on the prestigious Lansdowne Crescent, this well-presented one-bedroom apartment offers well-balanced accommodation in one of Leamington Spa's most sought-after locations.

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Total Internal Living Area 51.93 square metres / 559 square feet

THIRD FLOOR



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ACCOMMODATION

The accommodation comprises a bright living room with two large original windows, a separate kitchen/dining room, a double bedroom, a separate study which is ideal for home working or additional storage, and a modern shower room.

The kitchen/dining room is fitted with a range of high and low-level cupboards, ample worktop space, integrated appliances and recessed spotlights, providing a practical space for both cooking and dining. The apartment also benefits from a private outlook, with windows that are not overlooked, allowing plenty of natural light while maintaining a good degree of privacy.

Lansdowne Crescent is one of Leamington Spa's most desirable Regency addresses, located just a short walk from the town centre, the beautiful Jephson Gardens, a wide range of cafés, restaurants, bars and independent shops, as well as Leamington Spa railway station, which offers direct services to Birmingham, London and beyond.

Combining period features, practical living space and an excellent location, this apartment would make an ideal first-time purchase or investment property.

Please note - There is an anticipated increase of approximately £130 per month to the existing service charge to contribute towards planned major works, including external redecoration (painting). In addition, there are proposals to replace the communal flooring throughout the building. Should these works proceed, they would result in an additional increase of approximately £150 per month.

Fixtures and Fittings

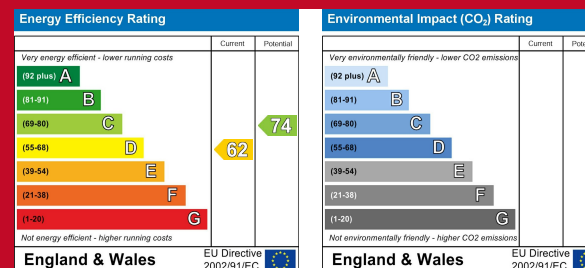
Only those items specifically mentioned within these particulars are included in the sale.

Information

Mains water and electricity are believed to be connected to the property. The property is understood to be leasehold; however, prospective purchasers are advised to seek confirmation from their legal advisers regarding services, ground rent, and the length of the lease.

Viewing

Strictly by appointment through the agents.



01926 422251

22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY

Email: amy.cunningham@belvoir.co.uk

www.belvoir.co.uk



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.