

BELVOIR!

Guide Price £220,000



Flat 1 15 Willes Road

, Leamington Spa CV32 4PP

**** NO CHAIN **** This beautifully presented one-bedroom flat is ideally located in the heart of Leamington Spa, just a short stroll from the Parade, offering immediate access to an excellent range of shops, cafés, and local amenities.

The property has been thoughtfully upgraded and carefully curated throughout resulting in a stylish and welcoming home. Accessed via steps down to a private entrance, the flat offers a sense of privacy and character from the outset.

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Total Internal Living Area 50.94 square metres / 548 square feet

Ground Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

ACCOMMODATION

A central hallway connects all rooms and features new, luxury Amtico Spacia flooring in a herringbone design, leading through into the kitchen. The kitchen has been newly fitted with contemporary cabinetry, including soft close draws and cupboards, and a feature radiator. There is storage at both high and low levels, alongside integrated appliances and under cabinet LED lighting for a sleek, modern finish.

A spacious living and dining area, complete with a dedicated work from home space, includes a striking panelled feature wall that adds warmth and elegance, complimented by the period, wooden sash window. The bedroom is well-proportioned and comfortable with built in storage cupboards to further enhance the practicality of the layout.

The newly refitted shower room is neatly appointed and finished with luxury vanity unit and large mirror with built in lighting and demisting functions.

To the rear, a leafy seating area provides a peaceful outdoor space, ideal for relaxing or entertaining.

Further benefits include off-road parking on a first-come, first-served basis, as well as the potential for permit parking.

Overall, this is a beautifully finished, move-in-ready home in a highly desirable central location.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk



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.

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