

ehB
RESIDENTIAL

Your Property - Our Business



29, Wilhelmina Close, Leamington Spa



An outstanding opportunity to acquire a stunning, ground-floor, purpose-built apartment of most attractive style, providing spacious, well-appointed two-bedroomed, two-bathroomed accommodation, including spectacular lounge/dining room with full-width balcony, within this unique semi-rural town location.

Wilhelmina Close

Is a unique development of apartments, principally situated adjacent to Warwick New Road, with an additional development, formerly known as Swans

Rest, located to the rear of the development. Occupying a unique position overlooking extensive mature trees, yet within walking distance of the town centre and all amenities, including shops, schools, recreational facilities, and the nearby railway station, this development has consistently proved to be highly sought after since its original construction.

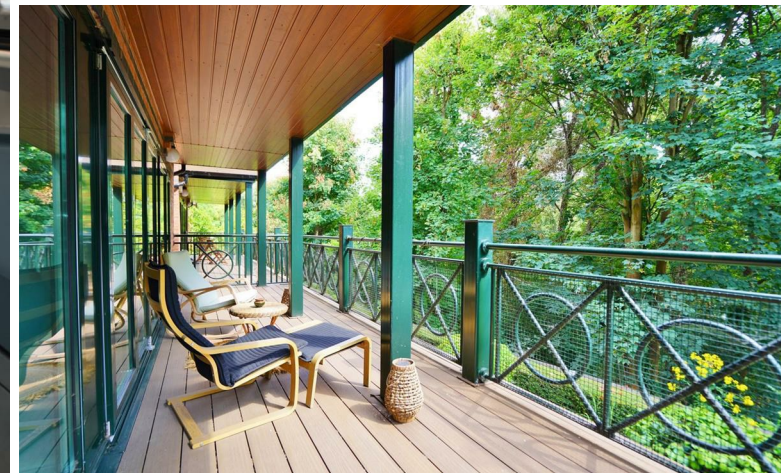
ehB Residential are pleased to offer 29 Wilhelmina Close, an outstanding opportunity to acquire a well-positioned ground-floor apartment providing



two-bedroomed accommodation, both bedrooms featuring en-suite facilities. A study, lounge/dining room with a full-width balcony being a particular feature. The property also includes an impressive In-Toto kitchen with silestone worktops, appliances and is offered with NO ONWARD CHAIN. The property also includes designated car parking, a carport, and is presented to an excellent standard throughout. The agents consider inspection to be highly recommended.

In detail the accommodation comprises:-





Pleasant Communal Entrance Hall

Leads to the...

Vestibule

With cloaks/hanging.

Entrance Hall

With downlighters, radiator, intercom system, airing cupboard with lagged cylinder, utility cupboard with plumbing for automatic washing machine, and attractive wood-effect flooring.

Cloakroom/WC

With low flush WC, wash hand basin with mixer tap, and tiled floor.

Impressive Lounge/Dining Room

26'6" x 12'3" (8.08m x 3.73m)

With two radiators, featuring triple bi-fold doors and two double patio doors leading onto the full-width balcony with ornate balustrade and composite decking. Open to the...

Upgraded Kitchen

11'9" x 7' (3.58m x 2.13m)

In-Toto kitchen with extensive range of attractive base cupboard and drawer units, complementary silestone work surfaces and returns, inset sink unit with mixer tap, matching range of high level cupboards, four-ring ceramic hob unit with contemporary style extractor hood over, built-in oven, microwave, high level cupboards, with concealed pelmet lighting under, and a further range of base units incorporating a circular breakfast bar.



Bedroom One

14'2" x 12'9" (4.32m x 3.89m)

With patio door to the rear of the property, wood-effect flooring, radiator, and two double built-in wardrobes, hanging rails and shelves.

En-Suite Bathroom/WC

10' x 6'9" (3.05m x 2.06m)

Being half tiled with tiled floor, white suite comprising vanity unit incorporating twin wash hand basins with mixer taps, low flush WC, panelled bath, quadrant tiled shower cubicle with integrated shower, and downlighters.

Bedroom Two

11'7" x 8'7" (3.53m x 2.62m)

With double built-in wardrobe with hanging rail and shelf, radiator, gas-fired central heating boiler, and French door.

En-Suite Shower Room

7' x 4'7" (2.13m x 1.40m)

Being tiled with tiled floor, comprising quadrant shower cubicle with integrated shower unit, pedestal wash hand basin with mixer tap, low flush WC, heated towel rails, extractor fan, and downlighters.



Outside

The property occupies a particularly pleasant south-facing position overlooking woodland and benefitting from designated car parking. A secure gated entrance leads to the car port en-bloc. (No 29).

Mobile Phone Coverage

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



Broadband Availability

Standard/Superfast 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 999 year lease (01/11/2002), with 975 years remaining, being with a share of the freehold, service charge is £2,770 per annum and there is no ground rent. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected

to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Location

CV32 5JT

Ground Floor
Approx. 89.6 sq. metres (964.9 sq. feet)
(excluding Balcony)



Total area: approx. 89.6 sq. metres (964.9 sq. feet)

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

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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