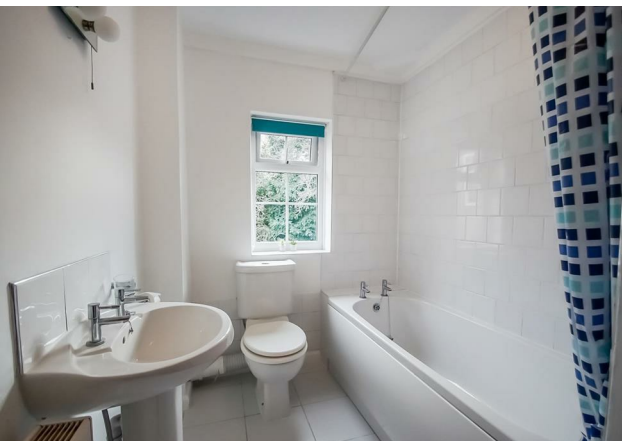




WILLES ROAD, TOWN CENTRE

complete ●●●
SALES & LETTINGS





An apartment in the 'Bushberry Lodge' Victorian villa conversion on Willes Road, very central Leamington Spa. The spacious first floor apartment has its own private entrance and steps. The property comprises; an entrance hall, living/dining room, kitchen, bathroom and a double bedroom. Allocated parking space, communal gardens and visitor spaces. 10-minute walking distance to the train station with direct trains to London Marylebone Station and access to the town centre.

AVAILABLE 18th November 2024

Approach

Stainless steel staircase leads up to the first floor private entrance door.

Entrance Hall

Entrance hall exposed timber beams and floorboards, radiator, solid timber doors to bedroom, bathroom, kitchen and living room.

Lounge/ Diner

With timber floor boards, window to the front, and a large double radiator.

Kitchen

Painted timber floor boards, cream fitted kitchen with dark varnished worktops, Belfast sink with copper style taps over. There is a uPVC double glazed window with dark varnished shelf. Free standing gas cooker and washing machine. Including upright fridge freezer, a wall mounted radiator and some tiling to backsplash.

Bedroom

Very spacious double bedroom neutrally decorated with carpet, a radiator and there is a uPVC double glazed window looking towards the rear.

Bathroom

White bathroom suite comprising of a bath, pedestal hand wash basin with chrome taps, low-level flush toilet, mains thermostatic shower above bath. There is some back-splash tiling, radiator and a uPVC double glazed window and also tiling to floor. There is a timber door through to the airing cupboard housing gas combination boiler, also slatted shelving.

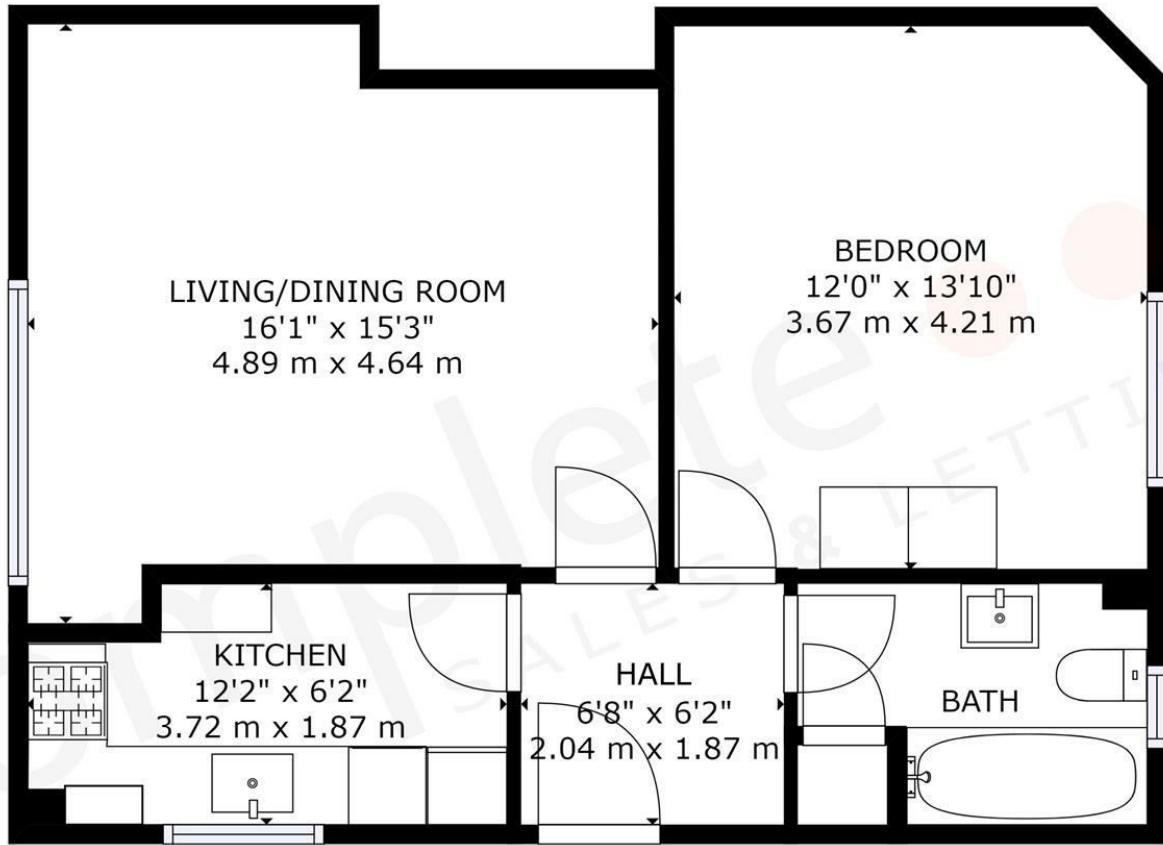
Parking & Outside

There is allocated parking as well as visitor spaces. There is a shared gravel area suitable for a bistro table & chairs with communal lawn in front.

Location

Located on Willes Road, which is a wide, tree-lined road in a desirable location, walking distance from Leamington station. Leamington Spa is famous for its Jephsons Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 564 sq ft, 52 m²
 TOTAL: 564 sq ft, 52 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

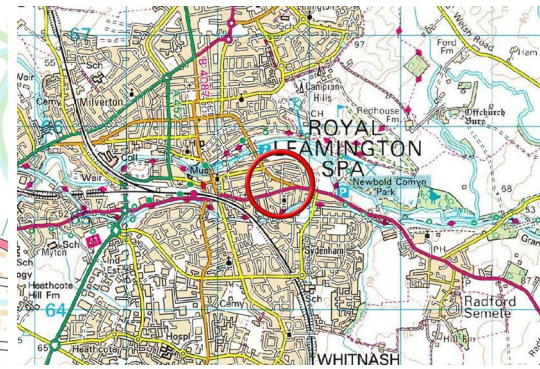
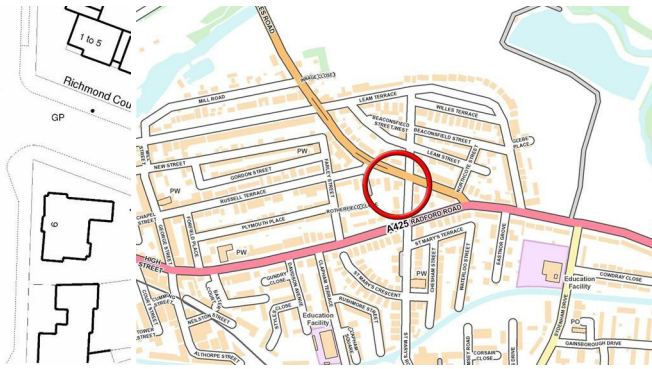
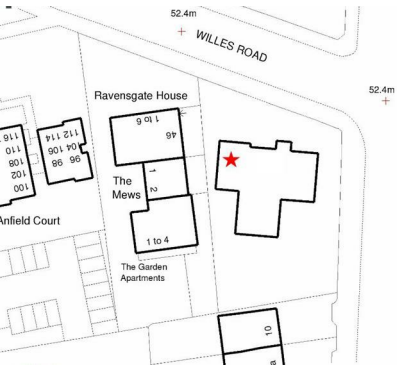
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 SALES & LETTINGS





- 1st Floor Apartment
- One Bedroom
- Kitchen
- Parking Space
- Close To Town

- Private Entrance
- Lounge/ Diner
- Bathroom
- Communal Gardens
- Available Immediately



WILLES ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	58	65
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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