Connells

Willes Road
Leamington Spa

Willes Road
Leamington Spa CV32 4PY

for sale offers over
£250,000

Property Description

A well-proportioned first floor apartment ideally located within walking distance of the vibrant town centre of Royal Leamington Spa, offering excellent access to local shops, cafés, restaurants and transport links.

The property is accessed via a communal entrance hallway, with stairs rising to the first floor where the apartment's private entrance can be found. Inside, the accommodation comprises a kitchen, a spacious lounge diner featuring two windows to the front elevation allowing plenty of natural light to create a bright and airy living space, and two bedrooms.

There is also a good-sized shower room completing the accommodation.

Offered for sale with no onward chain, this apartment presents an excellent opportunity for first-time buyers, downsizers or investors, all while benefiting from a fantastic location close to the heart of Royal Leamington Spa.

Approach

Via footpath, leading to front garden. Steps up to the communal entrance door.

Communal Entrance

Well-maintained communal hallway with stairs to all floors and apartments.

Entrance Hallway

With a window to the side and door to the front. There is also a radiator, a storage cupboard housing the central heating boiler and doors to all rooms.

Lounge/Diner

14' 7" max x 16' 10" max (4.45m max x 5.13m max)

Spacious, light and airy lounge/diner consisting of two radiators, a feature fire place and two windows to the front elevation,

Kitchen

7' 6" x 7' 6" (2.29m x 2.29m)

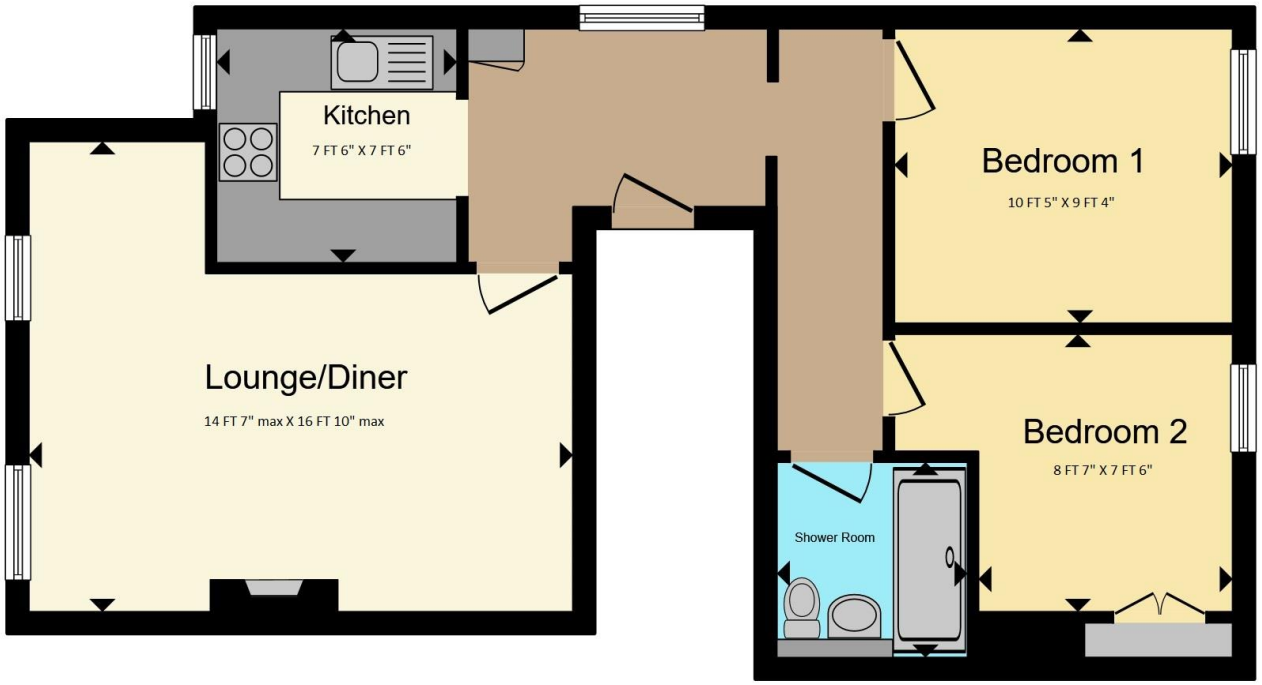
Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine and space for a fridge/freezer. With a window to front elevation.

Bedroom One
10' 5" x 9' 4" (3.17m x 2.84m)
Double bedroom having a radiator and a window to rear elevation.

Bedroom Two
8' 7" x 7' 6" max (2.62m x 2.29m max)
Comprising a built-in storage cupboard, a radiator and a window to rear elevation.

Shower Room
Three piece suite fitted with a wash hand basin with vanity unit, walk-in shower and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail and an extractor fan.

Lease Information
The property is leasehold and being sold with a share of the freehold. The lease has been extended to 999 years from 16th August 2011, however yet to be updated on land registry. The property is subject to management charge to include an annual service charge of £1020.



FLAT 3

Total floor area 55.8 m² (600 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: A

Service Charge: 1020.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315146

This is a Leasehold property with details as follows; Term of Lease 99 years from 19 Nov 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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