BELVOIR!

Offers Over £190,000





Flat 5, 15 Willes Road

, Leamington Spa CV32 4PP

Set within an attractive Regency building on Willes Road, this beautifully presented one-bedroom apartment combines the elegance and character of its period setting with a fresh, contemporary interior.

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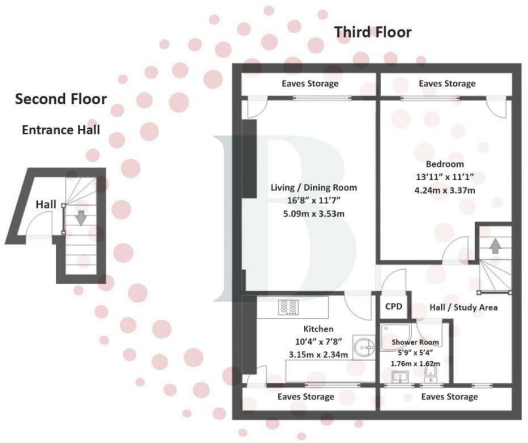
Total Living Area 53.15 square metres / 572 square feet (excluding storage areas)



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ACCOMMODATION

Occupying the upper floor, the apartment has a wonderfully light and inviting feel, with large windows, sloping ceilings and carefully considered lighting throughout. A soft, neutral palette, complemented by muted sage tones and natural-effect flooring, creates a calm and stylish backdrop that is ready to move straight into.

At the heart of the property is the living and dining room, providing space for relaxing and entertaining. The separate fitted kitchen is bright and modern, with crisp cabinetry, integrated cooking appliances and subtle touches of colour adding warmth and personality.

The generous double bedroom continues the understated decorative scheme, while the smart contemporary shower room features a glazed shower enclosure, modern vanity unit and heated towel rail.

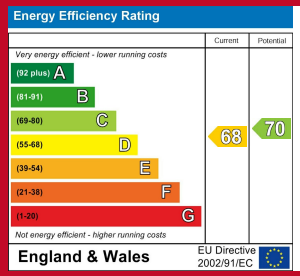
One of the apartment's particularly useful features is the hall and study area, creating a natural space for a desk and making the property well suited to home working. There is also an excellent amount of eaves storage, cleverly making use of the apartment's top-floor proportions.

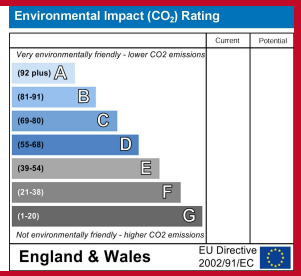
Outside, the property benefits from parking, an especially valuable addition in this sought-after Leamington Spa setting. Willes Road is ideally positioned for enjoying the town, with its shops, cafés, restaurants, parks and everyday amenities all within convenient reach.

Full of light, character and thoughtful contemporary touches, this is a beautifully presented apartment that successfully balances the charm of a Regency building with stylish, easy modern living.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be leasehold. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars











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.