



## Leek Wootton, Warwick

£1,500 Per Calendar Month

- Two Bedroom Ground Floor Apartment
- Ample Parking
- Beautiful Setting
- Private Entrance & Hallway
- Council Tax Band - E
- Mansion House Conversion
- Re-Fitted Shower Rooms
- EPC Rating - C
- Full Double Glazing and Modern Electric Heating
- Available 13th March 2026

# Apartment 1, The Hayes, Leek Wootton, Warwick, CV35 7QU

A spacious two-bedroom ground floor luxury apartment located in a beautiful Mansion House Conversion on the fringe of the Warwickshire Golf Course in the village of Leek Wootton. The property is ideally located for the A46, Kenilworth, Warwick and Royal Leamington Spa.

Approached via an exceptionally spacious and secure entrance lobby, communal hallways, feature staircase and passenger lift, this ground floor apartment is spacious, light, well planned and offers: large entrance hall, superb living room with bay window, quality fitted kitchen, fitted master bedroom with en-suite shower room, second bedroom, refitted bathroom and further useful storage cupboard spaces.

Benefitting modern electric heating and full double glazing, residents parking and communal gardens. Available Unfurnished from the 13th March 2026 with outside space and excellent views.



Council Tax Band: E



## **Approach**

Approached via an exceptionally spacious safe and secure entrance lobby, communal hallways, feature staircase and passenger lift, this ground floor apartment.

## **Hallway**

Modern electric radiator, dado rails, coving, mains wired smoke alarm, intercom door release system, wall lights. Set of storage cupboards housing the hot water cylinder with electric immersion heating and consumer unit, useful shelving, further storage room with light and shelving. Doors off to

## **Living Room**

Though double doors, dual modern electric heaters, dado rail, coving, wall lights and magnificent bay window with curtain and blinds. Feature electric fireplace with sandstone affect surround.

## **Fitted Kitchen**

Galley kitchen with matching wall and base timber affect units with straight edged work top and window with blinds out onto front elevation. Ceramic tile splashback, stainless steel sink unit with drainer. There is a Electrolux double oven and grill with electric hob and extractor over. Integrated Bosch dishwasher with further space for washer/dryer and space for fridge/freezer located in the hallway.

## **Bedroom One**

Comprehensively fitted with an extensive range of built-in storage cupboards, modern electric radiator, coving, window and door to the

## **En-Suite Shower Room**

Walk-in fully tiled large shower cubicle, mains-fed shower with shower screen, concealed wash hand basin with mixer tap and low-level w.c., extractor.

## **Bedroom Two**

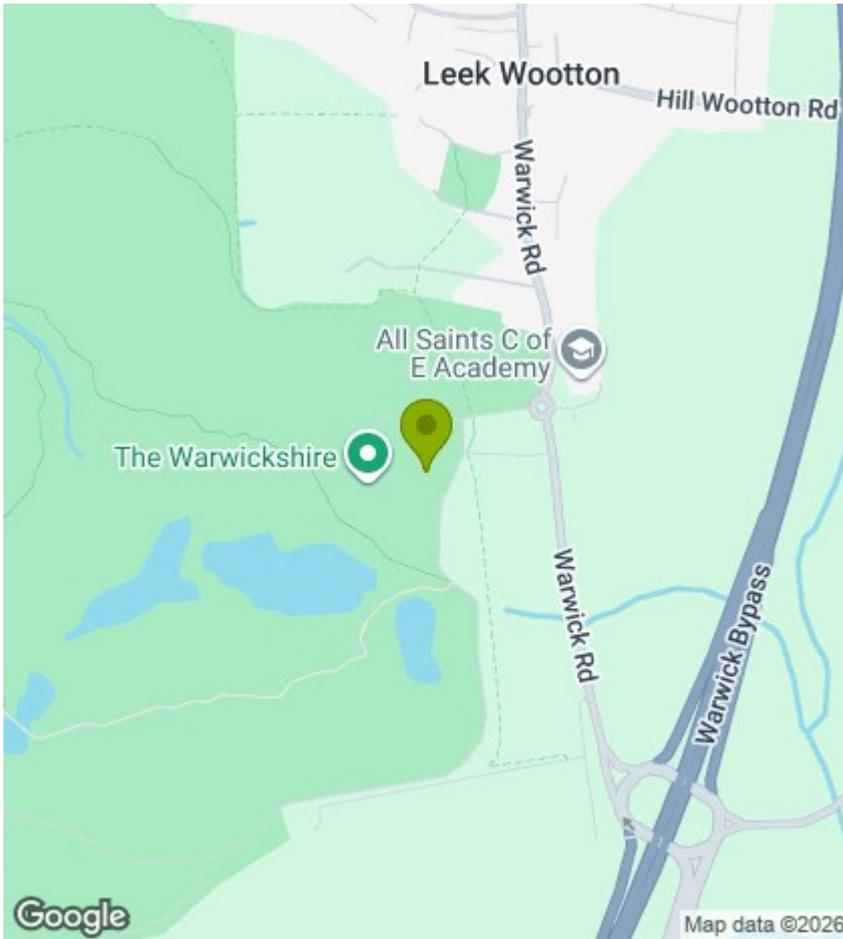
Double glazed window to the side with curtains and blinds, coving and a electric wall panel heater.

## **Bathroom**

Re-fitted with full ceramic tile splashback, mains fed shower over paneled bath with hand rail and shower screen, heated chrome towel radiator and concealed low level wc.

## **Outside**

The gardens are a delightful feature with extensive lawns, pea gravelled area to one side, a feature pond and ample parking on a communal basis.



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

C

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

## Ground Floor

Approx. 121.5 sq. metres (1307.3 sq. feet)



Total area: approx. 121.5 sq. metres (1307.3 sq. feet)