



2 Willes Court, Willes Road, Leamington Spa, CV31 1BT

A particularly well presented and recently refurbished ground floor apartment, providing two bedroomed accommodation, including impressive open plan living/kitchen arrangement and garage in highly regarded south Leamington Spa development.

Price Guide
£219,000



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Willes Court

Is a popular 1970's built development of self-contained apartments conveniently sited within easy reach of the town centre and a good range of local facilities and amenities including local shops, schools for all grades and a variety of recreational facilities including nearby Jephson Gardens. This particular development has consistently proved to be very popular.

ehB Residential are pleased to offer 2 Willes Court, which is an opportunity to acquire a particularly well presented ground floor apartment recently subject to complete refurbishment including refitted kitchen and bathroom of note. The property includes upvc framed sealed unit double glazing and electric underfloor heating, and features a most impressive open plan living/kitchen arrangement of note. The property also includes a garage and ample additional parking, and is offered to an exceptional standard of presentation throughout. The agents consider internal inspection to be highly recommended.

In further detail the accommodation comprises:-

Communal Entrance Hall

Being well presented with intercom system leads to the...

Entrance Hall

With herringbone patterned oak flooring open to the open plan lounge/dining/kitchen area.

Lounge/Dining Area

14'9" x 9'9" (4.50m x 2.97m)

With herringbone patterned oak flooring, picture window feature, TV point, open to the...



Refitted Kitchen

10' x 8'10" (3.05m x 2.69m)

With extensive range of attractive base cupboard and drawer units with complimentary timber work surfaces, tiled splashbacks, matching island unit with marble worktop, built-in dishwasher, fridge freezer, washing machine, oven and four ring ceramic hob unit with extractor hood over, flanked by high level cupboards, inset single stainless steel sink unit with mixer tap, downlighters, side window.

Bedroom

10' x 6'7" (3.05m x 2.01m)

With herringbone oak flooring.

Bedroom

10' x 10' (3.05m x 3.05m)

With two double built-in wardrobes with hanging rails, shelves and further high level cupboard, electric wall mounted radiator.

Refitted Shower Room/WC

6'4" x 6'3" (1.93m x 1.91m)

Being half tiled with oversized tiled shower cubicle with electric shower unit, wall hung vanity unit with wash hand basin, mixer tap with mirrored splashback, low flush WC with concealed cistern, half tiled walls and floor with underfloor heating, chrome heated towel rail.

Outside

The property has the benefit of non-designated car

standing to both front and rear of the property and also pleasant principally lawned communal gardens to the rear of the development.

Garage

16' x 8' (approximately) (4.88m x 2.44m (approximately))

With up-and-over door located to the rear.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to a 999 year lease (01/01/1972) with 947 years remaining, service charge is £1,200 per annum and ground rent is peppercorn. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of 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

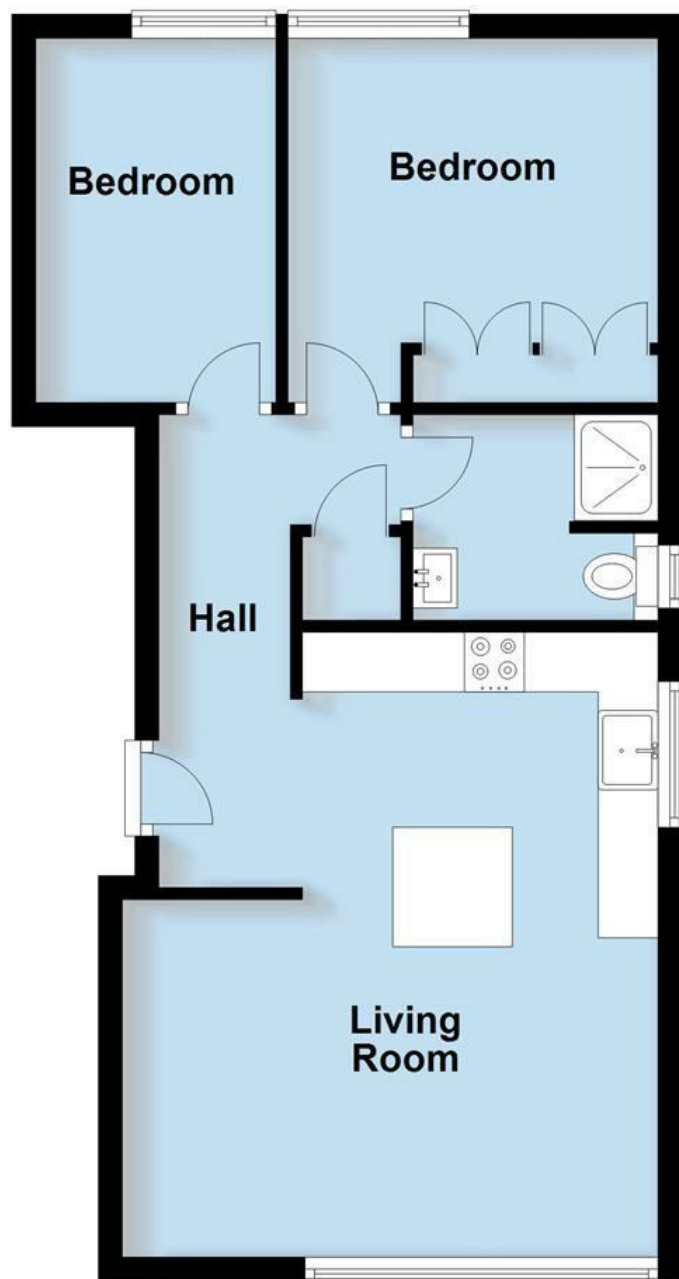
Council Tax Band B.

Location

CV31 1BT

Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



Total area: approx. 46.6 sq. metres (501.9 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	76
England & Wales	EU Directive 2002/91/EC	

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