

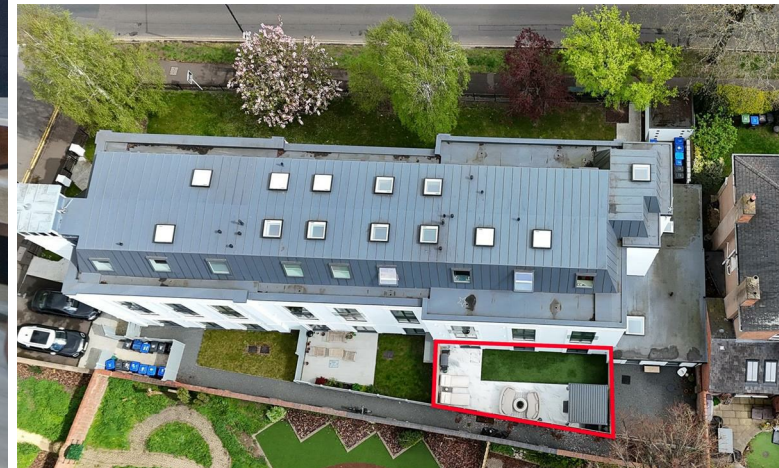
ehB
RESIDENTIAL

Your Property - Our Business



10 Brandon Place, Willes Road, Leamington Spa

Price Guide £349,995



An opportunity to acquire a superbly appointed ground floor apartment, providing impressive two bedroomed accommodation, featuring open plan living/kitchen arrangement. Beautifully landscaped private garden, in popular town centre development.

[Brandon Place, Willes Road](#)

Is an attractive, recently converted former office block, providing apartments of varying sizes, conveniently sited within walking distance of the town centre and all facilities and amenities, including nearby Jephson Gardens and easy

access to the local railway station. Since its original construction three years ago, the development has proved to be very popular.

ehB Residential are pleased to offer 10 Brandon Place, which is an opportunity to acquire an impressive ground floor apartment, providing superbly appointed two bedroomed accommodation which features a comprehensively fitted open plan living/kitchen, and impressively landscaped private garden of note. The property has had considerable additional features added

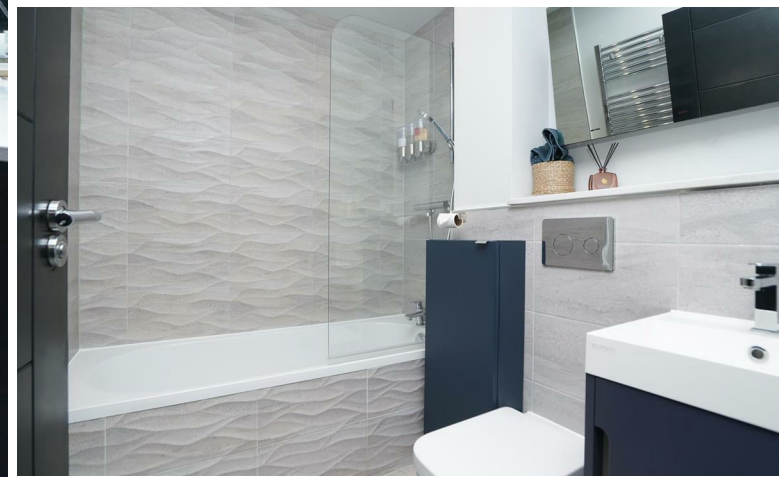
since its original construction by the present owners and presents to an extremely high standard. The agents consider only internal inspection can truly justify our very highest recommendation.

In detail the accommodation comprises:-

[Communal Entrance Hall](#)

With video entry system, leads to the...





Private Entrance Hall

With panelled effect walls, including integrated mirror, video entry system.

Open Plan Living/Kitchen

17' x 13" (5.18m x 3.96m)

With downlighters, wood effect flooring, timber strip wall feature incorporating two way flame effect fire feature, twin French doors overlooking rear garden, integral boiler cupboard containing gas fired central heating boiler and programmer. Extensive range of attractive base cupboard and drawer units with

granite work surfaces and returns, mirrored splashbacks over and high level cupboards, stainless steel sink with mixer tap, Bosch oven and four ring ceramic hob unit with extractor hood, built-in fridge freezer, dishwasher and washing machine.

Master Bedroom

13'4" x 11'6" (4.06m x 3.51m)

With panel effect to walls, with twin French doors to rear garden, alcove with fitted dresser, raised ornamental extended hearth with attractive integrated two way flame effect fire.

Bedroom

12'3" x 7'1" (3.73m x 2.16m)

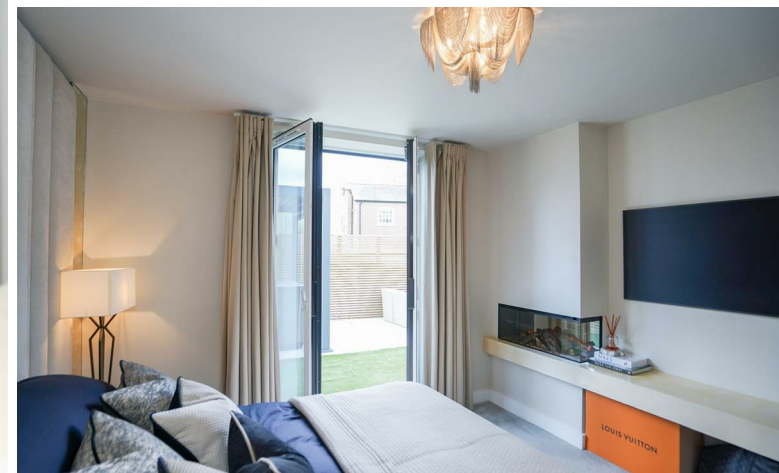
Currently utilised as a dressing room, with extensive range of high quality built-in wardrobes with hanging rail, shelves, dresser, fitted mirror and further shelves.

Bathroom/WC

7'1" x 5'9" (2.16m x 1.75m)

With white suite comprising panelled bath, mixer tap, integrated shower unit over with shower screen, vanity unit with wash hand basin, mixer tap,





low flush WC, concealed cistern, chrome heated towel rail, downlighters, extractor fan.

Outside

A notable feature to the property is the professionally landscaped, south facing rear garden, with extensive paved patio, shaped synthetic lawn, covered patio area (suitable for hot tub), outside lights, pedestrian access.

Notes

A list of items are available to purchase via separate negotiation (please as the Agents).

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit

of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (31/12/2023), with 996 years remaining, being with a share of the freehold, service charge is £1,760 and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.





Services

All mains services are understood to be connected to the property including 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 C.

Location

Ground Floor
CV32 4DH

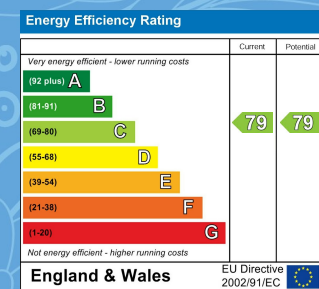


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