





A spacious and larger than average, two double bedroom first floor apartment with en-suite and covered carparking space, in this convenient and leafy development, situated within walking distance of the town centre.

Briefly Comprising;

Communal entrance hallway. Private hallway with store cupboard and cloaks cupboard, Spacious living room, Dining/kitchen. Master bedroom with built-in wardrobes and en-suite shower room, further double bedroom with fitted wardrobes. White fitted bathroom. Gas radiator heating. Double glazing. Covered car parking space in carport. NO CHAIN.

The Property

Is approached via a communal paved pathway, leading to communal entrance door, which in turn leads to...

Communal Entrance Hallway

With staircase rising to first floor communal landing. Private entrance door to...

Private Hallway

With radiator, entry phone point, door to cupboard housing wall mounted Worcester combination boiler, further door to cloaks cupboard.

Living Room

12'5" x 20' (3.78m x 6.10m)

With timber framed double glazed window overlooking the communal grounds to the front, double radiator, TV aerial point, twin light points to ceiling.

Dining Kitchen

15' x 10'7" (4.57m x 3.23m)

With matching range of wall and base units, with wood block look working surface over, inset four point stainless steel gas hob with stainless fronted oven below and filter hood over with stainless splashback. Concealed Hotpoint fridge freezer, concealed Beko washer/dryer, concealed Indesit dishwasher, splashback tiling. Two

timber framed multi paned double glazed windows to rear elevation, downlighter points to ceiling and tiled floor. Dining area with radiator.

Bedroom One

10'9" x 20'8" max into d'way (3.28m x 6.30m max into d'way)

With timber framed double glazed multi paned window to front elevation, radiator, entry phone point, double doors to built-in wardrobe with hanging rail and shelf.

En-Suite Shower Room

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, double shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, tiled floor, extractor to ceiling, radiator.

Bedroom Two

12'7" x 10'8" (3.84m x 3.25m)

With timber framed multi paned double glazed window to rear elevation, radiator, double doors to built-in wardrobe with hanging rail and shelf.



Main Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap and shower attachment, full splashback tiling, tiled floor, downlighter points to ceiling, radiator.

Outside

Willow House forms part of the Lucas Court Development which comprises a number of purpose-built and period converted apartments, set within leafy and well maintained communal grounds and gardens, with mature trees and planting. Gates from Warwick New Road lead to a driveway which leads around to the rear towards Willow House, where there is allocated parking space, set within a brick open carport.

Mobile Phone Coverage

Good outdoor, variable 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 (13/10/2006), with 979 years remaining, service charge is £2,399.98 per annum and a peppercorn ground rent. 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

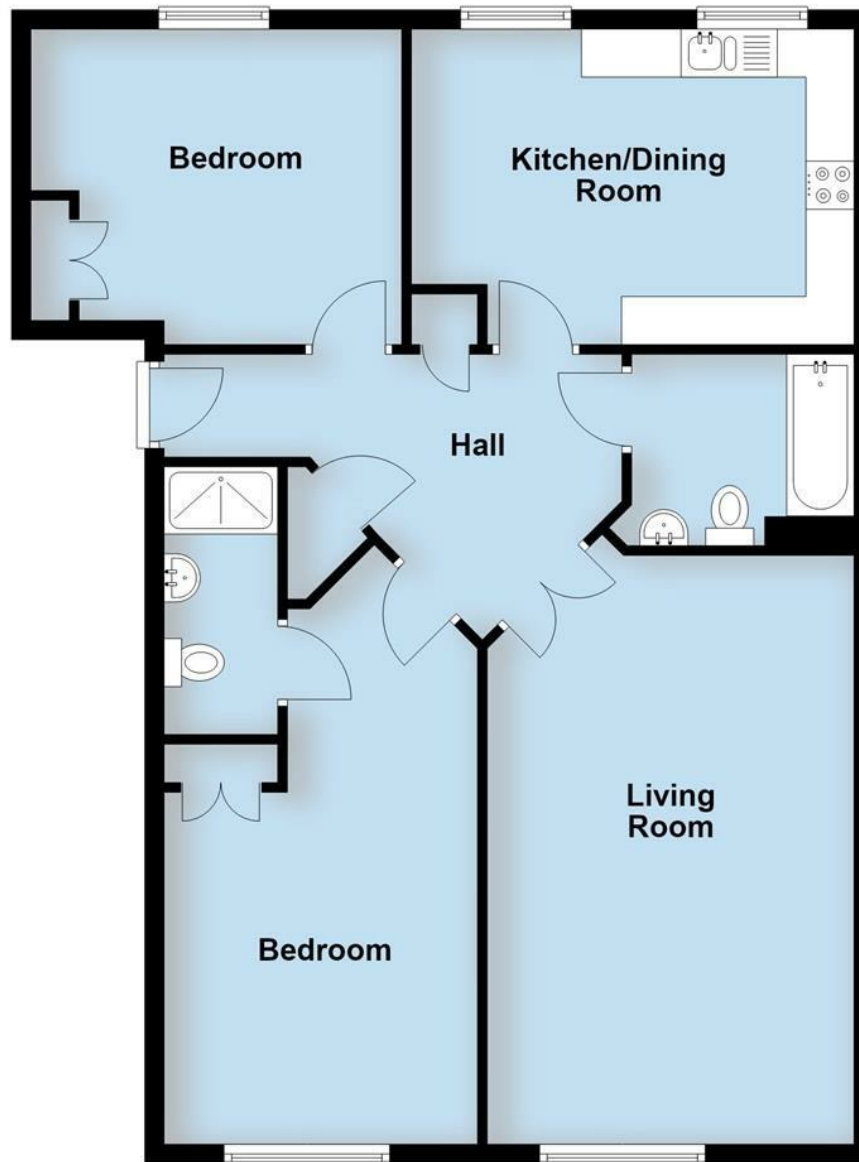
Council Tax Band D.

Location

63 Willow House
Lucas Court
Leamington Spa
CV32 5JL

First Floor

Approx. 87.2 sq. metres (938.7 sq. feet)



Total area: approx. 87.2 sq. metres (938.7 sq. feet)

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

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Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

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		
England & Wales	79	81
EU Directive 2002/91/EC		

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL