

BELVOIR!

Offers Over £210,000



1 15 Willes Road

, Leamington Spa CV32 4PP

Belvoir Leamington Spa are pleased to present this one bedroom flat in the heart of Leamington Spa with no chain. Based in a regency style terraced building, this basement flat benefits from its own entrance and use of communal outdoor space.

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ACCOMMODATION

Entrance hallway: Entering the property via its private front door, you are greeted with the entrance hallway with access to 2 substantial storage cupboards, and doors leading to;

Lounge/dining room: Featuring the original chimney breast, this is a good-sized room with ample space for lounge furniture, as well as a dining table set. There is also useful built-in wall shelving either side of the chimney breast. The room boasts ample natural light via the period sash window.

Kitchen: With stylish, handleless high and low level units and complimentary worktops, the recently installed kitchen includes integrated electric hob, oven, extractor unit and space for other freestanding appliances. There is also a unique vertical radiator, LED under cabinet lighting and access to the communal outdoor space.

Bedroom: Benefiting from built in wardrobe space, this double bedroom has ample room for freestanding bedroom furniture.

Bathroom: A three piece suite featuring shower-over bath, wash basin with built in vanity unit and storage, and low level WC.

Outdoor space: A secluded, private patio area with space for seating.

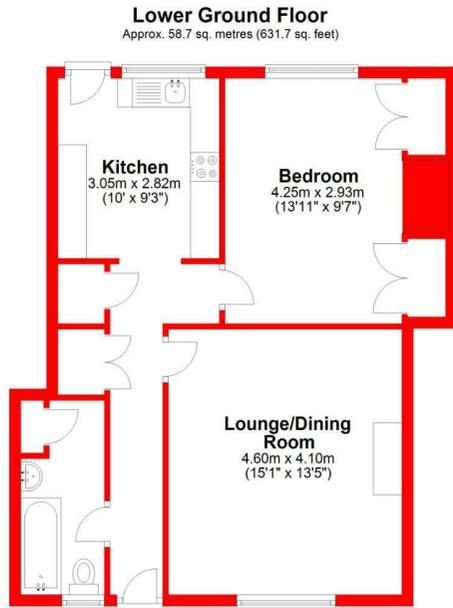
Parking: Private car park to the rear of the property with one allocated space. On street permit parking also available.

Leasehold

Lease Remaining - 141 Years

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

Information - Mains water, gas and electricity are believed to be connected to the property. We believe the property to be leasehold. The agent has not checked the legal status to verify the leasehold status of the property. 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 have not been tested. All measurements believed to be accurate to within three



Total area: approx. 58.7 sq. metres (631.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	75 → 78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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.