

BELVOIR!

Guide Price £365,000



15 Wilhelmina Close

, Leamington Spa CV32 5JT

**** NO ONWARD CHAIN **** Beautiful Two-Bedroom First Floor Apartment – Wilhelmina Close, Leamington. This wonderful two-bedroom first-floor apartment is situated in the desirable Wilhelmina Close, just a short walk from Leamington town centre and its stunning surrounding parks.

WWW.BELVOIR.CO.UK

ACCOMMODATION

Upon entering, you're welcomed by a spacious entrance hall featuring built-in storage and a convenient guest WC. The bright and airy lounge boasts three large windows, allowing natural light to flood the space. High ceilings and an elegant archway lead seamlessly into the stylish kitchen.

The well-appointed kitchen includes a range of integrated modern appliances, ample cupboard space at both high and low levels, and patio doors that open onto a sunny private balcony—perfect for relaxing or entertaining.

The main double bedroom offers dual-aspect windows, a generous walk-in wardrobe, and a beautifully presented en suite with a separate bath and shower. The second bedroom is also spacious and features a large window and its own en suite shower room.

The communal areas are impeccably maintained, with manicured lawns and mature shrubs and trees adding to the tranquil setting.

Additional benefits include two allocated parking spaces, offering convenience and peace of mind.

Mobile phone coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

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

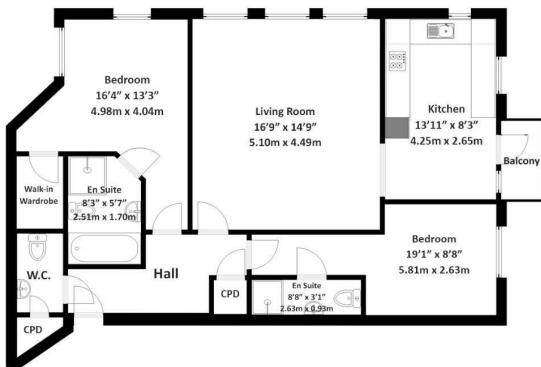
Information - Mains water, drainage and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. 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 inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents only.
Belvoir and our partners provide a range of services to buyers, although you are free



Internal Area 73.42 square metres / 790 square feet

First Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk



BELVOIR!

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.

