



Willes Road, Leamington Spa, CV31 1BY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This two-bedroom first-floor apartment forms part of a handsome Victorian former mansion, ideally located for easy access to Leamington town centre, Jephson Gardens, and a short walk to the train station.

The well-proportioned accommodation briefly comprises: hallway, open-plan living space with a modern breakfast kitchen offering a great range of built-in cupboards and integrated appliances, and direct access to a private balcony. The master bedroom is set to the front elevation, with a second double bedroom providing an excellent work-from-home space or guest room. The modern bathroom includes a full suite with shower over bath and heated towel rail.

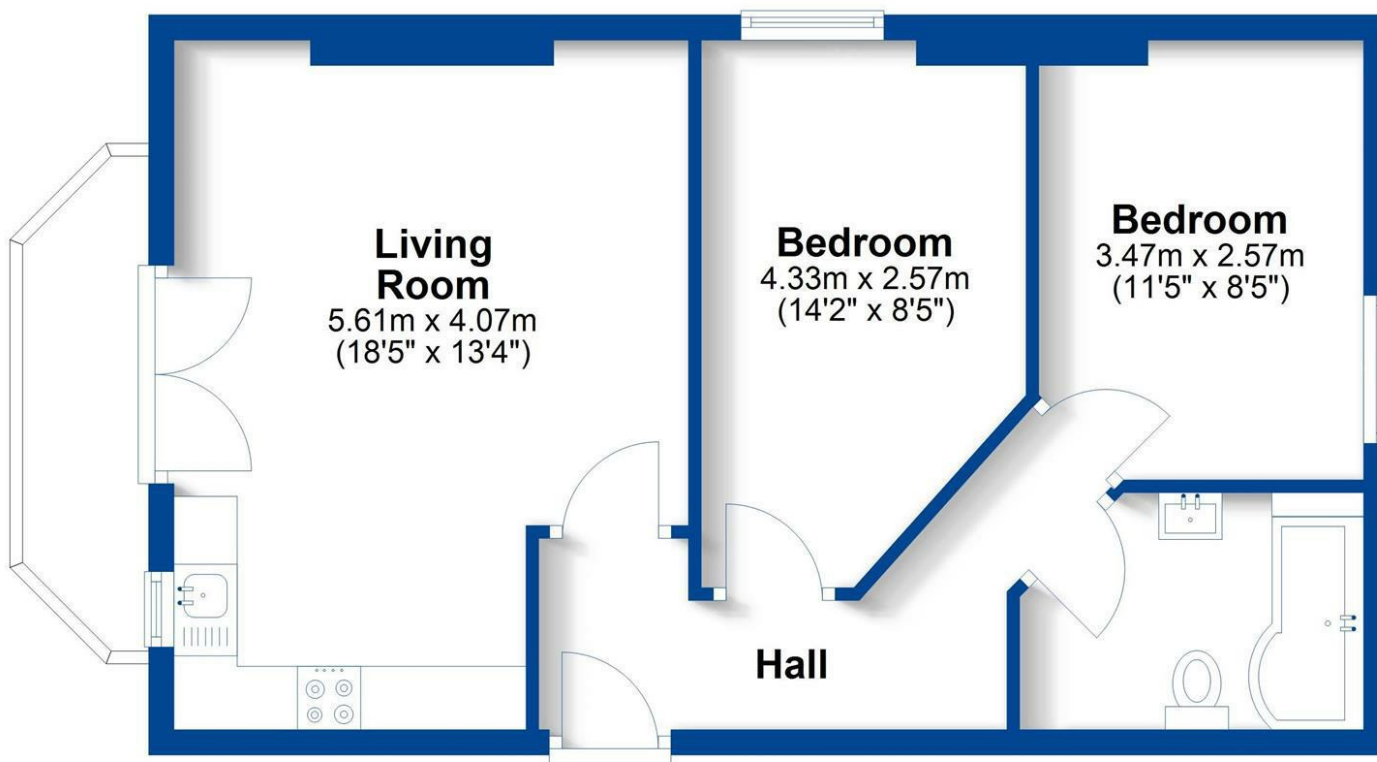
The property benefits from one allocated parking space and attractive communal gardens.





First Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



Total area: approx. 51.4 sq. metres (552.9 sq. feet)

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

Key Features

- First floor apartment in Victorian conversion
- Two bedrooms
- Long lease over 1000 years
- Private use balcony
- Close to Train Station, Local Parks & Town Centre
- Modern Kitchen & Bathroom
- Living room
- Allocated Parking

Guide Price
£230,000

EPC Rating - D

Tenure - Leasehold - Share of Freehold

Council Tax Band - B

Local Authority -
Warwick District Council

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