

Willes Road, Leamington Spa, Warwickshire, CV31 1BY
Offers Over £235,000

Winkworth

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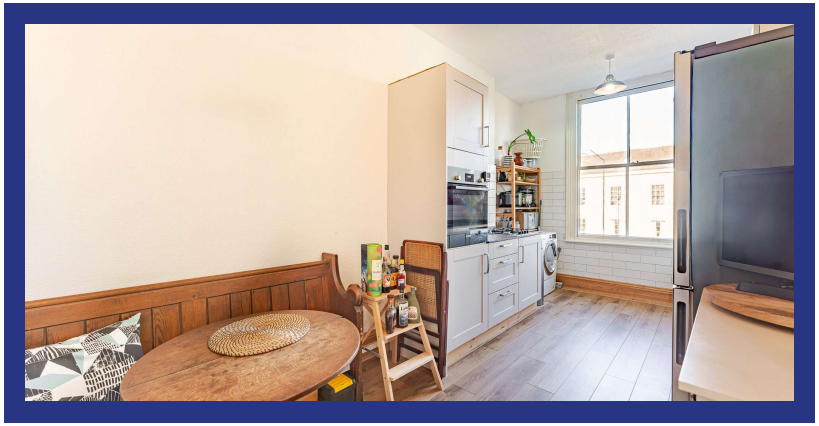












About the Property

Winkworth Leamington Spa are delighted to present this spacious one-bedroom first-floor apartment, forming part of an attractive Regency conversion on sought-after Willes Road.

The property enjoys elegant high ceilings, large windows and light-filled accommodation, including a generous sitting room, kitchen/dining area, double bedroom, bathroom and entrance hall.

Residents benefit from an allocated parking space in a private car park and use of the communal garden. With a share of freehold, a long remaining lease and Leamington Spa town centre within walking distance, this is a particularly appealing home.

Material Information

Tenure: Leasehold with share of freehold
Lease: Approx. 994 years remaining
Service charge: Approx. £121 per month
Council tax: Band B
Floor area: Approx. 713 sq ft (floorplan)
Parking: Allocated private space
Local authority: Warwick District Council

The Finer Details

Accessed via the communal entrance, this attractive first-floor apartment opens into a hallway connecting the principal rooms.

The generous sitting room provides ample space for comfortable seating and entertaining, with a tall window and high ceiling enhancing the sense of light and space.

The kitchen/dining area offers a practical space for everyday cooking and dining. The well-proportioned double bedroom benefits from large windows and a pleasant outlook. A bathroom completes the accommodation.

Outside, residents have access to a communal garden, while an allocated space in the private car park is a valuable advantage so close to the town centre.







Elegant Regency proportions, exceptional natural light and the rare benefit of private allocated parking.



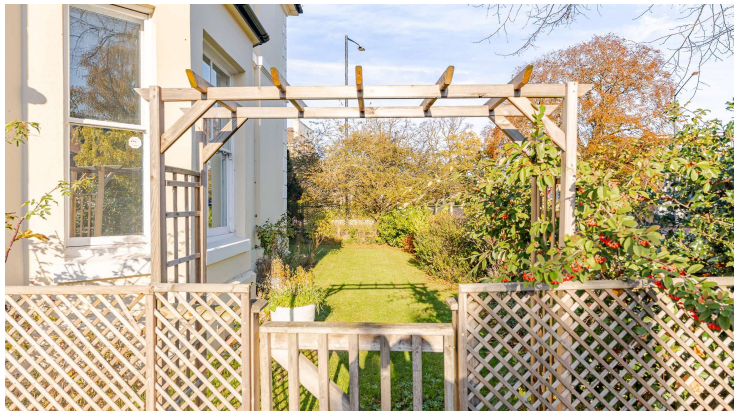
About the Area

Willes Road is a sought-after address within comfortable walking distance of Royal Leamington Spa's town centre. The Parade offers an appealing selection of shops, independent cafés, restaurants and everyday amenities.

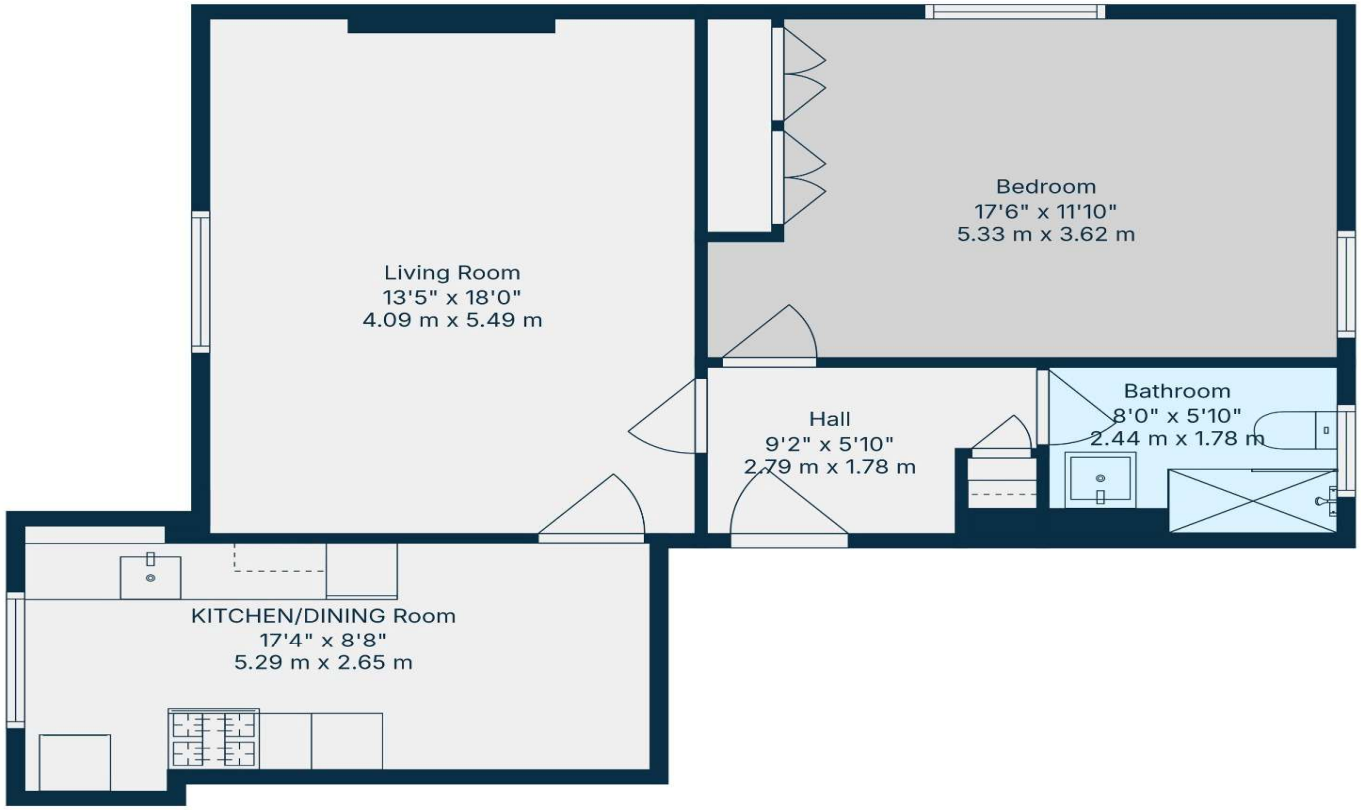
Nearby Jephson Gardens and the River Leam provide beautiful green space for walks and relaxation, while the Royal Pump Rooms add to the town's cultural appeal.

Leamington Spa railway station offers services towards Birmingham and London Marylebone, and the A46 and M40 provide useful road connections to Warwick, Coventry, Oxford and beyond.

The apartment combines a peaceful Regency setting with the convenience of central living.



Floorplan



Total: 713 sq. Ft, 66 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

Winkworth Leamington Spa

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