



Willes Road, Leamington Spa, CV31
Offers Over £250,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to present this elegant two bedroom first floor apartment, set within a handsome Regency villa on Willes Road, just a short stroll from Jephson Gardens and the Parade.

The beautifully finished apartment offers light-filled, versatile living with accommodation extending to approximately 742 sq ft.

Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Available (Checked on Ofcom Sept 25)

Mobile Coverage: Variable Coverage (Checked on Ofcom Sept 25)

Heating: Gas Central Heating

Listed: No | Tenure: Share of Freehold (138 years)

Service Charge: £1,346.88 PA | Ground Rent: Peppercorn











The Finer Details

48 Willes Road is a charming two-bedroom first floor apartment, enviably located within a handsome Regency villa in the heart of Leamington Spa. Just moments from the picturesque Jephson Gardens (440m) and a short stroll to the Parade, this home offers both convenience and character in equal measure.

This impressive villa has been sympathetically converted into apartments, with beautifully maintained communal areas and a recently repainted exterior enhancing its timeless appeal. With a share of freehold and allocated private parking, it presents an ideal opportunity for first-time buyers or investors.

As you step inside, a spacious entrance hallway welcomes you with useful coat storage and a sense of light and openness. The apartment's centrepiece is the open-plan kitchen, dining, and sitting room, tastefully decorated in soft natural tones by the current owners. Dual-aspect windows flood the space with natural light, while a breakfast bar creates a sociable hub. The kitchen is both stylish and practical, offering generous cabinet storage, extensive worktops, and a full suite of integrated appliances including ovens, fridge freezer, and dishwasher.

The principal bedroom is a generous double with delightful views across the communal gardens, while the second bedroom—currently used as a study—provides a versatile additional double. The bathroom has been thoughtfully remodelled to incorporate a utility area with space for a washing machine and dryer. A contemporary waterfall shower and elegant finishes add to its appeal.

Externally, the apartment enjoys access to well-tended communal gardens, providing a peaceful retreat, alongside the rare benefit of private, allocated parking.













About the Area

Situated on Willes Road, just 450 metres from the renowned Jephson Gardens, this elegant apartment is ideally positioned in the heart of Leamington Spa. The town's vibrant Parade, with its array of restaurants, cafés, boutiques, and cultural amenities, is only a short stroll away.

Leamington Spa's celebrated parks and green spaces are all within easy reach, with Jephson Gardens (450m), Mill Gardens (600m), and the Pump Room Gardens (750m) providing beautiful settings for leisure and recreation. Newbold Comyn and its expansive country park (0.8 miles) are also close by.

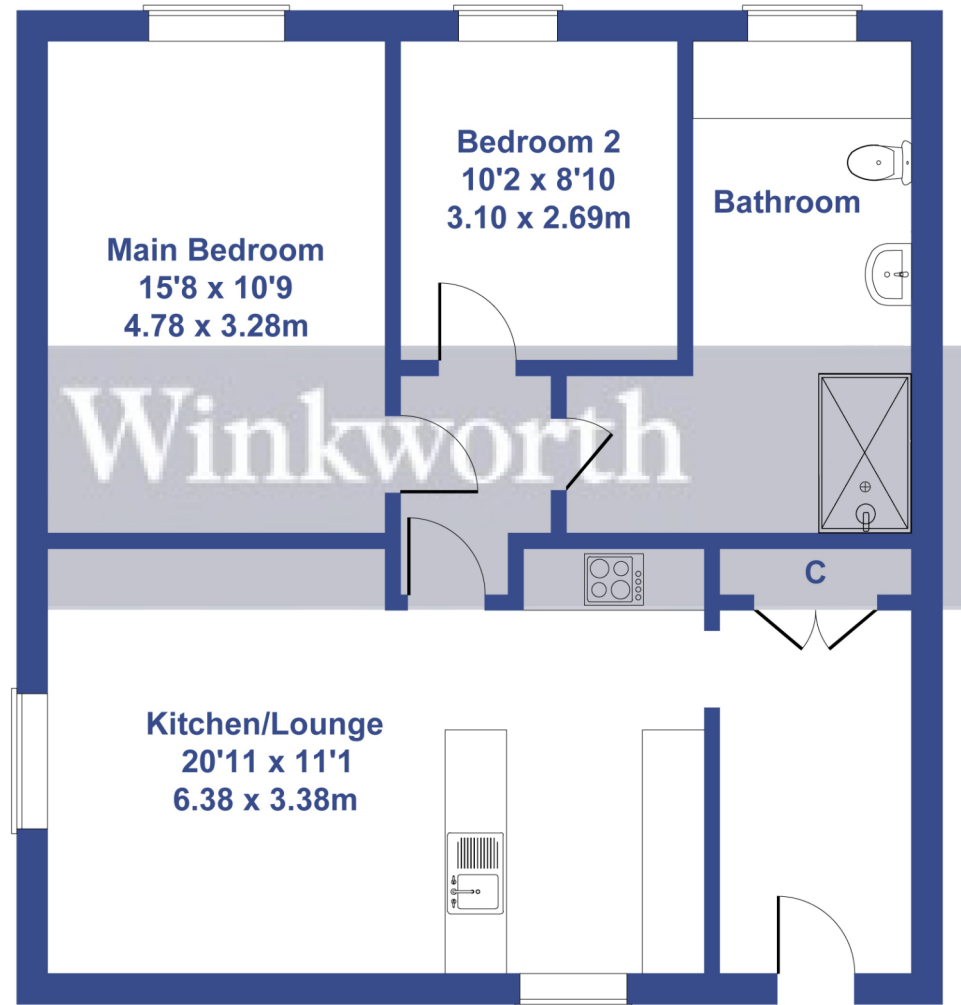
For commuters, Leamington Spa Train Station (0.9 miles) is within walking distance, offering regular services to London Marylebone (from 1 hour 15 minutes) and Birmingham (from 33 minutes). The nearby M40 motorway provides excellent connections to the wider Midlands and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area

742 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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