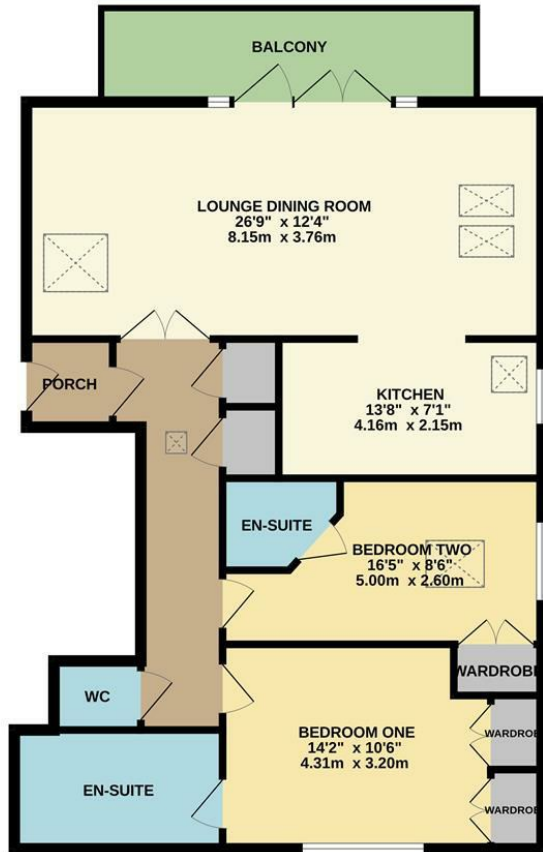


SECOND FLOOR



TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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33 Wilhelmina Close, Leamington
Offers Over £450,000

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A beautifully presented, two bedroom top floor apartment located in the heart of Leamington Town Centre. Only 0.6 mile walk to the Parade with its amenities, popular attractions and transport links the property is nestled in a quiet development on the edge of the River Leam, overlooking Victoria Park. The apartment comprises a large entrance hallway, two double bedrooms, two ensuite bathrooms with one recently fitted with premium Grohe fixtures and freestanding bath, separate w.c, a spacious living room/diner with newly installed Velux windows befitting living space with additional light. This room leads to a stunning modern kitchen. The apartment also benefits from a south facing balcony with views across woodland, a newly installed Worcester Bosch unvented central heating, and hot water system including a a+++ rated boiler. Outside is a gated and covered parking space.

Situated only 0.8 mile walk to Leamington Train Station this is ideal for commuters. This coupled with the size, location and the fact the buyers will gain a share of the freehold, we are expecting lots of interest. Book your own viewing with us today.

Share of the freehold
977 years left on lease
Service Charge approx £257.71 pcm
Ground Rent n/a
Council Tax Band - D - £2,144 per year

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