



Flat 1, 46 Willes Road, Leamington Spa, CV31 1BY  
Offers Over £225,000

charlesrose.



This charming and freshly decorated ground floor apartment is set within this imposing period building just a stones throw from Leamington Spa town centre and the train station alike. Offering a share of the freehold and long lease length this two bedroom ground floor conversion comes with all the character features you would imagine such as tall ceilings, large bay window and well proportioned rooms. It also benefits with an allocated parking bay within the grounds.

#### LOCATION

Ravensgate House on Willes Road is within easy walking distance of all town centre offerings including Jephson Gardens, bars and restaurants, and central Leamington's wide array of independent retailers and artisan coffee shops. For commuters, Leamington Spa train station is a ten-minute walk away and provides a regular service to London and Birmingham among other destinations. The area has good local roads to neighbouring towns and centres along with the Midland motorway network, notably the M40. And for lovers of the countryside.

#### COMMUNAL AREA

Climbing the stone steps up to the huge front door where you will find the intercom systems connected to each individual apartment. Once entered, the immense ceiling heights are evident with stairs rising to the upper level. The door to the apartment is found on the left hand side.

#### APARTMENT

Upon entry in to the apartment, the lobby leads you to the well proportioned living room to the front benefitting with the large bay window to the front. The initial impact is the immense ceiling heights and brightness on offer. The room has been cleverly divided to create a well equipped kitchen to the side with inner window sharing the light. There is plenty of

storage and work space on offer and appliances including \*\*\*\*\*. As you wonder through the inner hallway you will find the two double bedrooms, continuing with the heights on offer, together with the modern bathroom.

#### TENURE

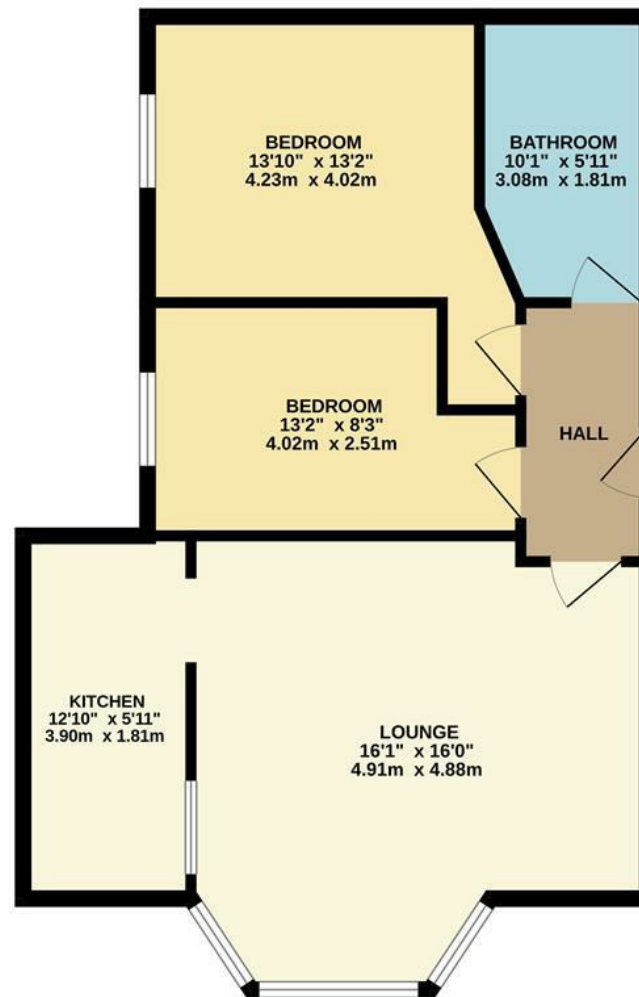
The property will be sold as a leasehold with an extended lease in 2016 up to 1098 years with approx. 1089 years remaining. At current there is no ground rent chargeable and the maintenance service charges equate to £1994 per annum.

#### OUTSIDE

Upon arrival to the stunning period property you are greeted with a sweeping pebbled driveway with an in and out facility. The driveway continues to the side leading towards the allocated parking places to there rear.



GROUND FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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