



The Basement Flat Willes Road | Leamington Spa | CV32 4PR



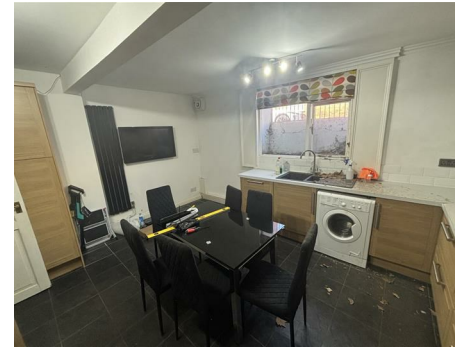
Basement Flat Willes Road | Leamington Spa | CV32 4PR

Nestled on Willes Road in the charming town of Leamington Spa, this spacious two bedroom basement flat presents an excellent opportunity for both first-time buyers and savvy investors. Located just a short stroll from the vibrant town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities.

The property, which is offered with no onward chain, is in need of modernisation, allowing you to put your personal touch on the space and create a home that truly reflects your style. The flat features a welcoming front garden, providing a pleasant outdoor area to enjoy.

Inside, you will find three well-proportioned bedrooms, a bathroom, a kitchen, and a comfortable living room, all of which offer ample space for relaxation and entertaining. With a little creativity and effort, this apartment can be transformed into a delightful living space.

This property is not only a fantastic chance to invest in a desirable location but also a blank canvas for those looking to make their mark. Don't miss out on the potential this flat has to offer in the heart of Leamington Spa.





Living Room
19'8" x 9'10"

Bedroom Two
8'10" x 8'6"

Kitchen
15'3" x 12'0"

Bedroom One
14'9" x 10'11"

Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Tenure
The property is leasehold and has a lease of 999 years starting from 1973. We believe the service charge is £900 per year but please note at this stage we are still looking to see evidence and it a rough guide not factual.

Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

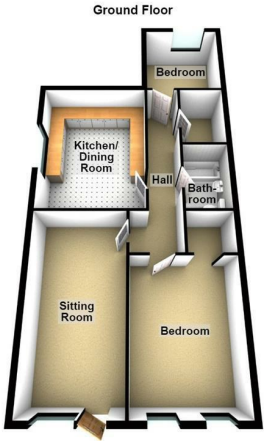
Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Tax Band
The Council Tax Band is B.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Total area: approx. 76.8 sq. metres (827.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		