

WILLES ROAD, LEAMINGTON SPA CV32 4PT



A TOP FLOOR APARTMENT LOCATED IN THE TOWN CENTRE IN A REGENCY VICTORIAN STYLE BUILDING

- **Town Centre Location**
- **TWO DOUBLE BEDROOMS**
 - **Large Living Room**
- **TOP FLOOR APARTMENT**
 - **Fitted Kitchen**
 - **Available Mid April 2024**
 - **SORRY NO PETS**
 - **Not Suitable for Children**
- **Part of a Commercial Building**
 - **UNFURNISHED**

2 BEDROOMS

£950 PER MONTH

A stylish Regency Victorian building, built in 1832 located in within easy walking distance of The Parade and the train station.

The accommodation comprises Large living room, two double bedrooms ,bathroom and kitchen

The flat is situated within the commercial building Victoria House which is a working building during the day.

There will be some functions held in the evenings and at weekends.

Would suit single occupancy or a couple looking to live close to the Town Centre

SORRY STRICTLY NO PETS

Entrance Hall & Inner Hallway

A well proportioned entrance hall with cloaks area off leading to Bedroom One, Kitchen and Bathroom.

Inner hallway leading to the second bedroom and living room

Lounge 18'0" x 18'0" (5.51 x 5.49)

Decorated in neutral decor with window to the rear elevation

Bedroom Two

Window to the side elevation, wall mounted radiator

Bedroom One

Window to the front elevation, wall mounted radiator

Kitchen

The kitchen is in an L shaped with a window to the front elevation. It is fitted with a range of floor and wall units with an integrated electric oven and hob with extractor fan over. Free standing fridge and washing machine. The boiler is located within the kitchen

Bathroom

With window to the side elevation.

Fitted with a white suite to comprise; low level wc, pedestal wash hand basin, bath with shower over.

Please note

The flat is situated within the commercial building Victoria House which is a working building during the day.

There will be some functions / meetings held in the evenings and at weekends.

The license held on the building is until 11pm.

Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

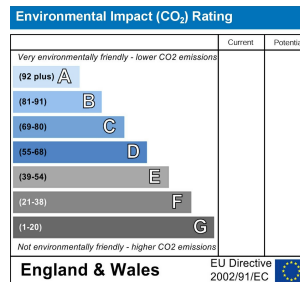
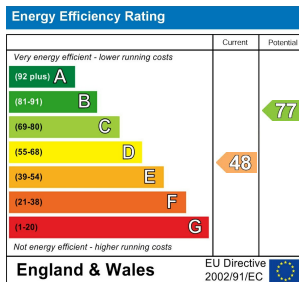
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Tax Band

The Council Tax Band is B



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