



## 10 Willes Road Leamington Spa

£950 PCM

A beautifully presented two bedroomed upper ground floor apartment set in this fine period building with well proportioned and balanced accommodation within easy reach of the town centre. In detail the property comprises of Communal entrance hallway, private entrance hallway with cloaks cupboard and further store cupboard, large open plan living/dining kitchen with feature windows, two double bedrooms, refitted bathroom, gas radiator heating, some double glazing and is presented to a high standard throughout. The

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**The Property** Is approached via a communal pathway leading up to a short flight of steps and raised path to period communal entrance door.

**Communal Entrance Hallway** With herringbone wood look flooring and personal door to apartment.

**Private Entrance Hallway** With radiator and doors to all accommodation, wall and ceiling light points, double doors to useful cloaks cupboard with hanging rail and shelf. Useful store cupboard.

**Open Plan Living/Dining/Kitchen** 4.45m x 6.38m(14'7" x 20'11") Elevation overlooking communal gardens, two double radiators, four wall light points, fitted media/TV stand point leading into..

**Kitchen Area** Fitted with a range of cream flat fronted wall and base units with complimentary limed wood look working surface over with matching upstand. Stainless steel sink drainer unit with mixer tap, inset four point Indesit Ceran electric hob with Indesit stainless and glazed oven below with stainless and glazed filter hood over, washing machine, low level wall cupboards, free standing fridge/freezer.

**Bedroom One (Rear)** 2.95m x 4.11m max (9'8" x 13'6" max) With three wall light points, part double glazed French doors to Juliet style balcony to rear, double radiator.

**Bedroom Two (Rear)** 2.46m min x 4.19m max(8'1" min x 13'9" max) With timber framed multi paned glazed window to rear elevation, radiator, wall light points, door to cupboard housing Vaillant combination boiler with shallow shelving below.

**Bathroom** Refitted with a white suite to comprise low level WC, pedestal wash hand basin, bath with mixer taps and wall mounted shower attachment over, splashback tiling - extending in bath and shower area, chrome radiator towel rail.