

Wilhelmina Close, Leamington Spa £595,000

Distinctive Collection

HAWKESFORD





An elegant two-bedroom Regency apartment, showcasing striking Elizabethan influences and an abundance of period charm, nestled within beautifully landscaped grounds. Perfectly placed for the town centre, offering a rare blend of historic character, tranquillity and convenience.



Location

Steeped in local character, Wilhelmina Close takes its name from Wilhelmina, one of three celebrated performing elephants owned by Victorian circus impresario Samuel Lockhart. Set just off Warwick New Road, the development enjoys a peaceful setting within easy reach of Leamington Spa's vibrant town centre.













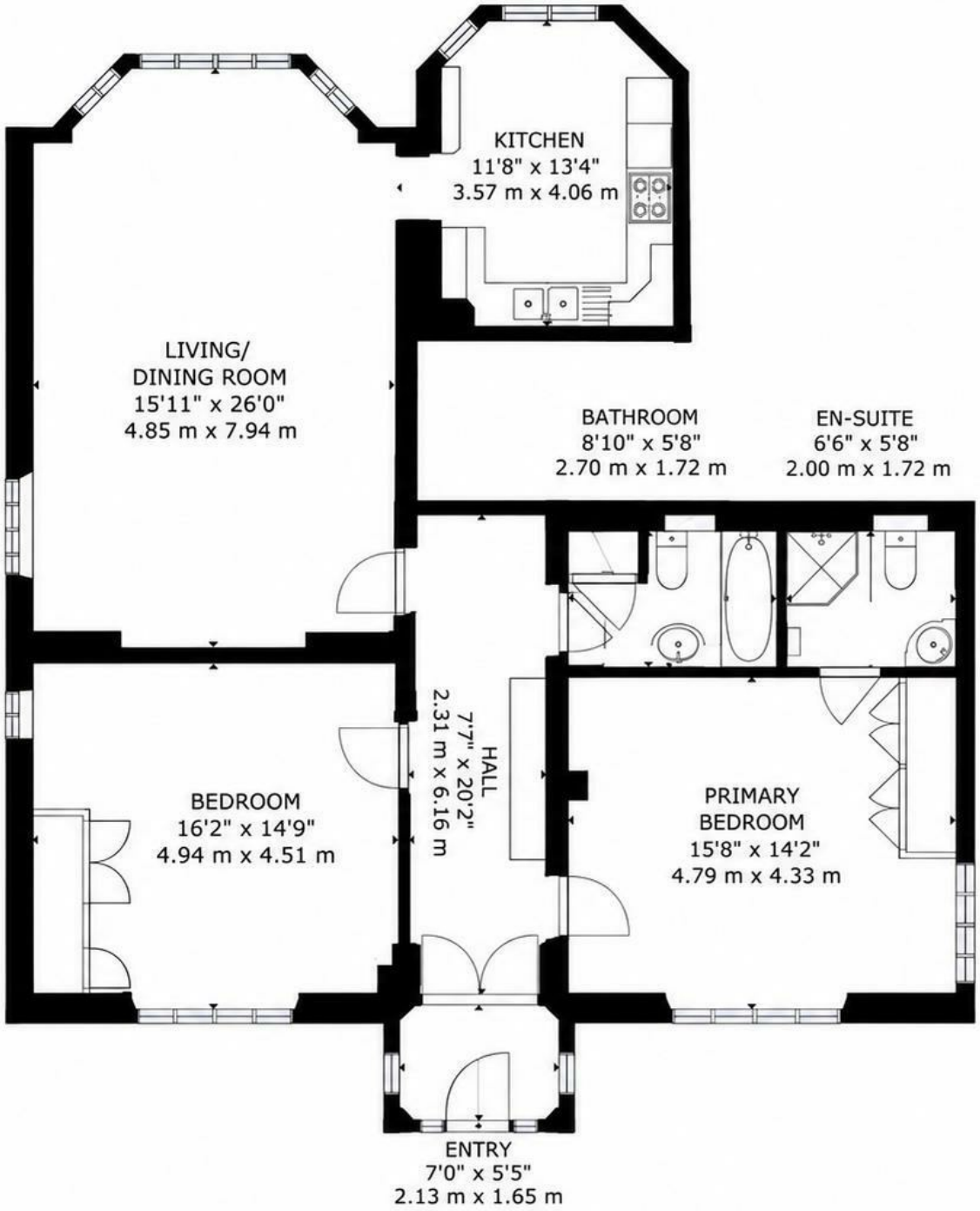


The Property

A beautifully presented two-bedroom apartment forming part of the original Regency villa, sympathetically incorporated into the exclusive development created around the historic residence in the early 2000s. Retaining the grandeur and character of the original building, the apartment enjoys beautifully landscaped communal grounds and a peaceful setting, whilst being within easy walking distance of the town centre.

This charming town-centre property enjoys a wealth of period features throughout, including impressive high ceilings, ornate cornicing and deep skirtings, reflecting the character and elegance of its Regency origins. The accommodation comprises a private entrance leading into a spacious hallway, a generous living room with feature windows overlooking the side and rear, and a beautifully fitted kitchen with Juliet balcony. There are two well-proportioned double bedrooms, including a principal bedroom with En-suite, together with a stylish family bathroom. The property further benefits from two private parking spaces and is offered to the market with no onward chain. To the front of the private main entrance is a private part of the communal greens, which number 10 has always solely had the benefit of usage, with space for seating and entertaining.

An early internal inspection is highly recommended to fully appreciate the character, proportions and exceptional setting of this delightful home.


KITCHEN
11'8" x 13'4"
3.57 m x 4.06 m
LIVING/
DINING ROOM
15'11" x 26'0"
4.85 m x 7.94 m
BATHROOM
8'10" x 5'8"
2.70 m x 1.72 m
EN-SUITE
6'6" x 5'8"
2.00 m x 1.72 m
HALL
7'7" x 20'2"
2.31 m x 6.16 m
BEDROOM
16'2" x 14'9"
4.94 m x 4.51 m
PRIMARY
BEDROOM
15'8" x 14'2"
4.79 m x 4.33 m
ENTRY
7'0" x 5'5"
2.13 m x 1.65 m

General Information

Entrance
A wonderfully welcoming entrance, immediately setting the tone for the character and elegance found throughout the apartment. The impressive ceiling height is complemented by beautifully appointed mirrors, elegant lighting and quality laminate flooring, while a built-in cloaks and storage cupboard provides useful everyday practicality. A radiator with decorative cover completes this well-proportioned and inviting space.

Living Room
A bright and beautifully proportioned reception room, filled with natural light from dual-aspect windows overlooking the manicured communal grounds to the side and rear. The room provides a comfortable and versatile setting for both relaxing and entertaining, with an attractive media wall, elegant cornicing and two ceiling lighting points. Two central heating radiators and quality laminate flooring complete this welcoming and generously sized living space.

Breakfast Kitchen
A stylish and contemporary kitchen, thoughtfully designed with a range of high-gloss white wall and base units, beautifully complemented by a sophisticated black quartz work surface and crisp white tiled splashback. Well equipped for both everyday living and entertaining, the kitchen features an AEG electric oven and microwave, induction hob with stainless steel extractor, together with integrated fridge/freezer, washing machine and dishwasher. A practical yet elegant space that combines excellent storage with a sleek, modern finish.

Bedroom One
A beautifully proportioned principal bedroom, filled with natural light through elegant dual-aspect Gothic-style windows, enhanced by bespoke Plantation shutters. The room retains a wonderful sense of period character with high ceilings and elaborate cornicing, whilst fitted wardrobes provide excellent storage. Soft carpeting and central heating complete this calm and inviting retreat.

En-Suite Bathroom
A generously proportioned and beautifully appointed en-suite, finished with stylish full-height tiling and a contemporary suite comprising WC, wash hand basin with useful vanity storage and a large walk-in shower enclosure. Recessed spotlights and a shaver socket add the finishing touches to this practical and well-presented space.

Bedroom Two
An impressive second double bedroom, beautifully illuminated by a striking full-height chapel-style window overlooking the front aspect, complete with Plantation shutters. Ornate painted cornicing adds a lovely touch of period character, while fitted cupboards and wardrobes provide generous and practical storage. A charming and versatile room, equally well suited to guests, family or home working.

Bathroom
A beautifully appointed bathroom featuring a high-specification three-piece white suite, complemented by a generous vanity unit and ceramic wash hand basin with mixer tap. A bath with shower over provides flexibility for both relaxing and everyday use, while decorative shelving, recessed spotlights and an extractor fan complete this stylish and practical space.

Garden
The development has been thoughtfully designed to sit harmoniously within beautifully landscaped gardens, creating a peaceful and attractive setting for residents to enjoy throughout the seasons. The grounds offer a wonderful sense of tranquillity and natural beauty, with Apartment 10 enjoying the particular advantage of a communal lawn immediately to the front of the property — an inviting outlook that adds to its feeling of space and privacy, and an area that this apartment has always had the exclusive sole usage.

Parking
The property benefits from two private and secure parking spaces, conveniently positioned adjacent to the apartment entrance, providing excellent ease and convenience for everyday living.

Services
All mains services are believed to be connected.

Tenure
The service charge for the property is circa £2600 per annum. There are 977 years left on the lease.

Council Tax
We understand the property to be Band E.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

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

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.



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