


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

CLARENDON SQUARE,
LEAMINGTON SPA, CV32 5QZ

£230,000

CLARENDON SQUARE



PROMINENCE

ESTATES

This well presented one bedroom apartment is ideally positioned in the heart of Leamington Spa and offers an excellent opportunity for first time buyers, professionals or investors seeking a low maintenance home in a highly desirable central location. Finished to a high standard throughout, the property features a bright and welcoming living area, a contemporary fitted kitchen, a well proportioned double bedroom and a modern bathroom suite. Its attractive interior, convenient layout and superb location make it a highly appealing purchase.

The apartment is accessed via a secure communal entrance which leads to a well maintained internal hallway. On entering the property, you are welcomed into a neat and practical entrance space with access to all rooms. The living area provides a comfortable environment for relaxing or entertaining and is enhanced by natural light that creates a pleasant and inviting atmosphere. There is space for a sofa, dining table and additional furniture, making it suitable for both everyday living and hosting guests.

The kitchen is modern in design and finished with sleek units, quality work surfaces and integrated appliances. It offers good storage solutions and an efficient layout, making it practical for cooking and meal preparation while maintaining a clean and stylish appearance. The bedroom is a well sized double room that can comfortably accommodate a bed, wardrobe and additional furnishings. It offers a calm and restful space ideal for unwinding at the end of the day. The bathroom is fitted with a modern suite, including a bath with shower over, wash hand basin and WC, and is finished with contemporary tiling and fixtures.

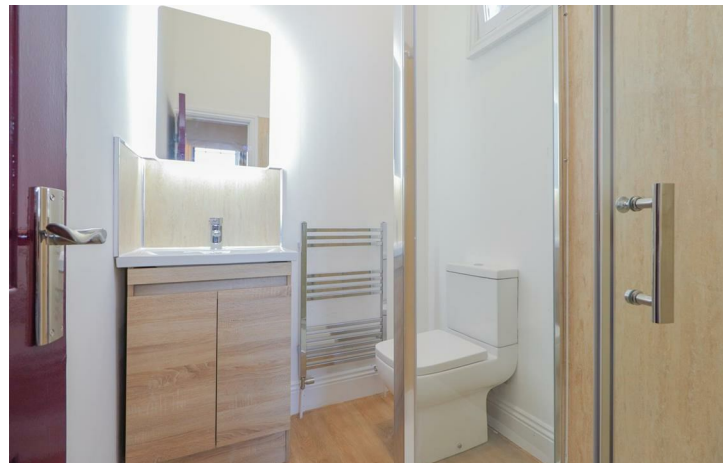
Situated within the popular CV32 5QZ postcode, the property is within easy walking distance of Leamington Spa town centre. The Parade and surrounding streets offer a wide variety of independent boutiques, high street retailers, supermarkets, cafés, bars and restaurants to suit all tastes. Nearby green spaces include Jephson Gardens, The Pump Room Gardens and Victoria Park, all of which provide beautiful settings for walks, leisure and outdoor activities. The Royal Pump Rooms, art gallery and museum are also close by and add to the strong cultural appeal of the area.

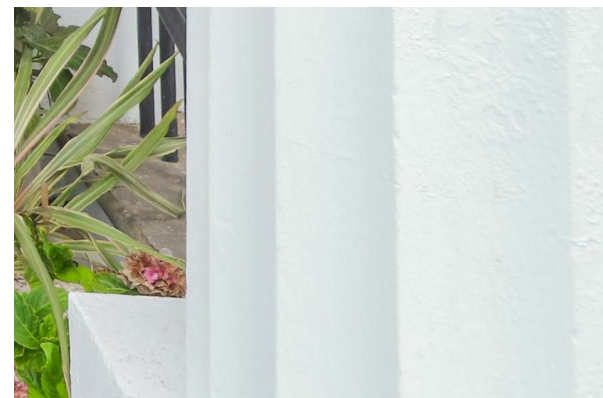
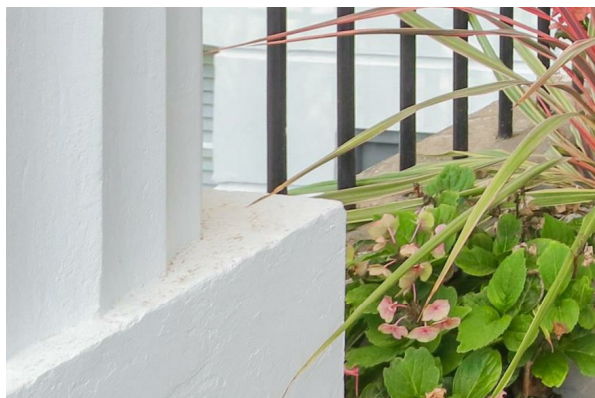
Leamington Spa railway station is located a short distance away and provides direct and regular services to Warwick, Coventry, Birmingham and London Marylebone, making this an excellent choice for commuters. There are also reliable local bus services connecting the town with surrounding areas including Warwick, Kenilworth and Coventry. For drivers, there is convenient access to major road networks including the A46, A452 and M40, allowing easy travel across the region.

[Open Plan Living Room/Kitchen](#)

[Bedroom](#)

[Bathroom](#)







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	50	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Prominence Estates
5 Queen Isabels Avenue,
Cheylesmore,
Coventry,
CV3 5GE

02476 309 826
sales@prominenceestates.com
www.prominenceestates.com

