



The Garden Apartment, 16 Clarendon Square
Leamington Spa, CV32 5QT





































Clarendon Square

A rare opportunity to purchase a very well presented and spacious, 3-bedroom, 2-bathroom, regency garden apartment with over 1500 sq ft of living space. Situated on arguably one of the most prestigious streets in Leamington Spa, Clarendon Square offers wonderful period architecture. Located just a few streets away from the main Parade and Leamington Spa town centre with a variety of restaurants, boutique shops and parks.

On entering the garden apartment's part-glazed timber door, you're greeted by a large entrance hall with an arched brick ceiling. To the left is an airy office with spiral stair case to bedroom 3. Off the hallway is the master bedroom with en-suite, family bathroom, Living/dining room and bedroom 2.

The apartment features a spacious open plan living / dining room with feature fireplace, built in bookcases, exposed beam and French doors leading out onto the apartment's own garden.

Off the living /dining room is the fully fitted kitchen with windows to 3 sides providing lots of natural light and garden views. A useful central island with pendant lighting above and door to the garden also feature.

Private rear garden and one allocated parking space to front of the property. On street permit parking also available.

GROUND FLOOR

ENTRANCE HALL Exposed brick arched ceiling and feature wall lights, doors to bedrooms and bathroom, and further door to:

LIVING / DINING ROOM Feature fireplace, timber French doors to garden and built in bookcases.

KITCHEN L-shape cabinet layout with central island. Sash windows to 3 aspects. Gas combi boiler.

BEDROOM ONE (WITH EN-SUITE) Original style sash window to front aspect, ceiling light point and radiator.

BEDROOM TWO Original style sash window to rear, ceiling light point and radiator.

BATHROOM Tiled walls and floor and a suite comprising of low level flush w.c., vanity unit and basin with mixer tap over and shower cubicle.

FIRST FLOOR

BEDROOM 3 featuring large sash window, original corning, exposed floorboards and timber shutters.

OUTSIDE Private off-road parking space to the front of the property. Stairs leading down to front paved terrace and entrance door. Two private storage areas under the pavement. Private rear garden.

Location
Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

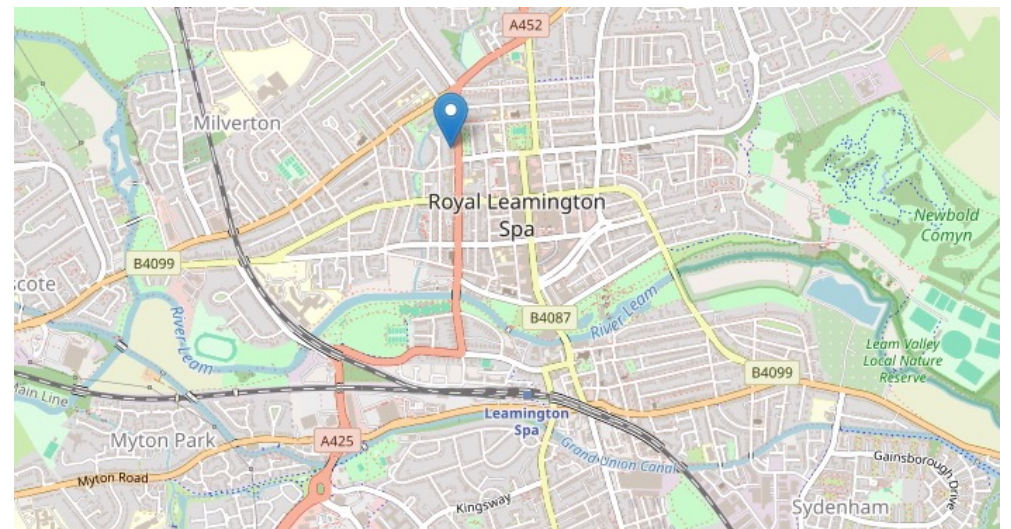
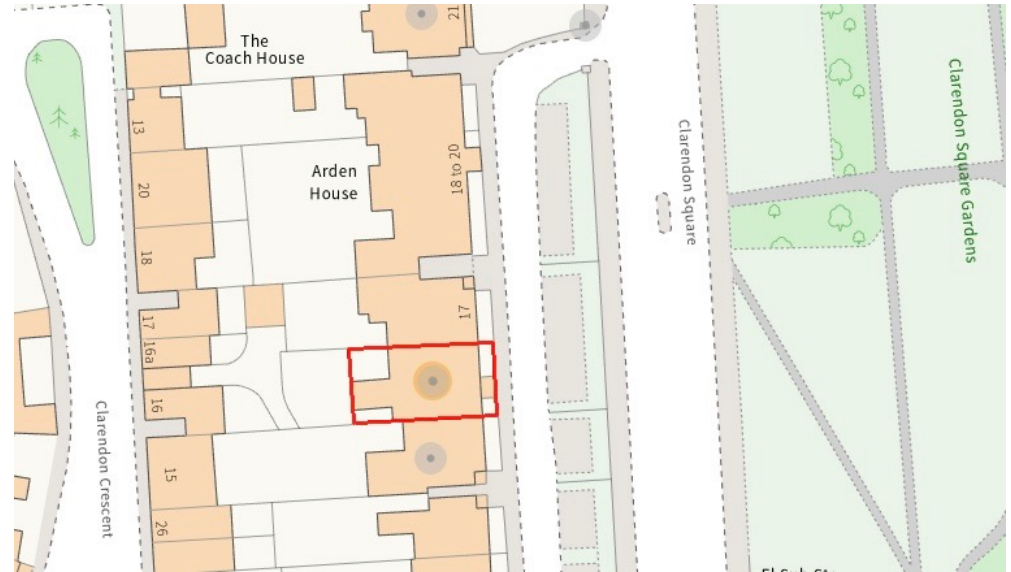
Services
Mains water, electricity, drainage and telephone.

Local Authority
Warwick District Council.

Viewing Arrangements
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website
For more information visit spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am – 1.00 pm







Floor 1

Floor 2

TOTAL: 1582 sq. ft, 147 m2

FLOOR 1: 1431 sq. ft, 133 m2, FLOOR 2: 151 sq. ft, 14 m2

EXCLUDED AREAS: WALLS: 117 sq. ft, 11 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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