

for sale

£260,000



10 Clarendon Place Leamington Spa CV32 5QN

TOWN CENTRE CHARACTER CONVERSION! Being sold with NO CHAIN & 999 year lease! Situated on the FIRST FLOOR of this STUNNING AND IMPOSING PERIOD BUILDING, this apartment benefits from OPEN PLAN LIVING & would make an ideal choice for an investment or first time purchase.



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Approach

Via steps leading to communal entrance door.

Communal Entrance

With a door to the front elevation and stairs rising to all floors. Communal areas are very well maintained and beautifully presented. Entrance door from the first floor leading into Hallway.

Entrance Hallway

Welcoming entrance hallway, comprising a telephone entry system, radiator and doors off to all rooms.

Open Plan Kitchen/lounge/diner

23' max into bay x 15' 11" (7.01m max into bay x 4.85m)

Lounge Area

Comprising a bay window to the front elevation.

Kitchen/dining Area

Fitted with a range of wall and base units with work surfaces over with upstand, incorporating a stainless steel sink and draining unit. There is an integrated washing machine and integrated dishwasher, an electric oven with gas hob and cooker-hood over, an integrated under counter fridge and an integrated under counter freezer.



Bedroom

16' max into alcove x 10' 8" (4.88m max into alcove x 3.25m)

Generously sized double bedroom comprising a cupboard housing the central heating boiler, a radiator, high ceilings and a sash window to side elevation.

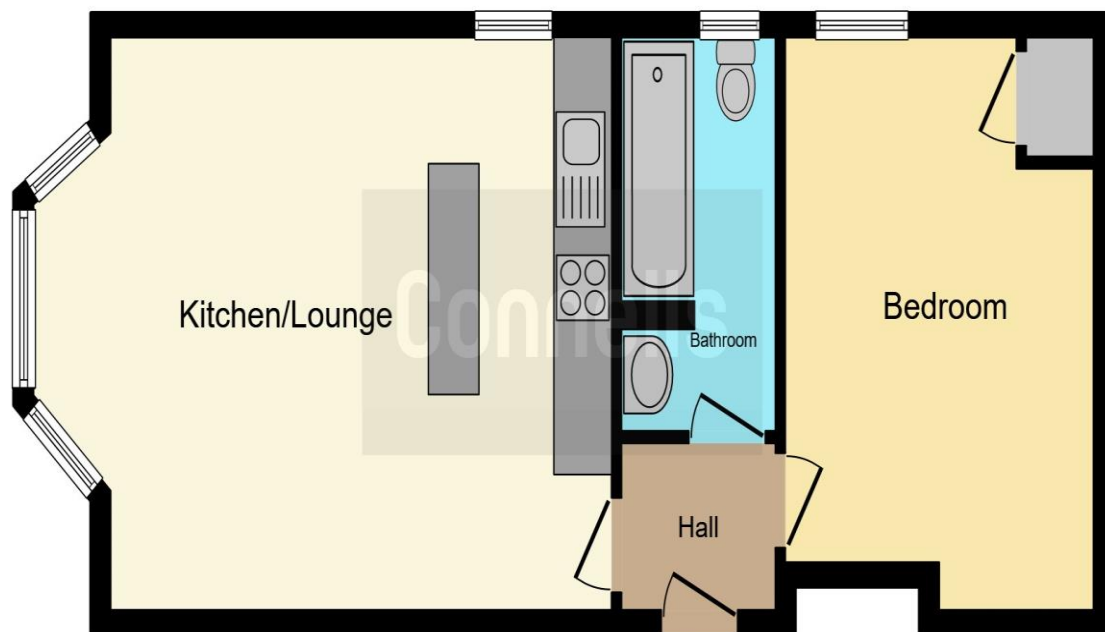
Bathroom

Fitted with a white, three piece suite comprising a bath with shower over, a low level W/C and a wash hand basin with vanity unit. The walls are partly tiled. The bathroom also benefits from a chrome heated towel rail, ceiling spotlights and tiled flooring.

Agents Note

We understand from our vendor that the property is subject to a 999 year lease (new from completion) The property is subject to management costs- further information available upon request. Parking is on street.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: SPA309308 - 0008

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/SPA309308



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