



Connells

Clarendon Street
Leamington Spa



Property Description

Set within this imposing period conversion is this delightful two double bedroom GROUND FLOOR apartment offering an abundance of character and charm! 1 of 5 self-contained apartments!

Located in one of Leamington Spa's sought after streets, this immaculately presented and deceptively spacious apartment offers an abundance of period features.

Ideally positioned in the heart of Leamington Spa, with boutique shops and cozy cafes to award-winning restaurants and cultural attractions, everything you need being right at your doorstep.

In brief the apartment comprises; well-maintained communal entrance with stairs to all floors, a welcoming entrance hallway, open plan lounge/dining/kitchen, the kitchen being fully fitted with a range of appliances and granite work surfaces, two spacious and well-presented double bedrooms and a three piece suite shower room.

Benefitting from private and secure allocated parking accessed via remote controlled gate. There is access to a well-maintained communal courtyard which can be conveniently accessed via the master bedroom, perfect for enjoying the long summer months.

This property is being sold with NO CHAIN and would make an ideal home for any age group or an investment!

Property Location

Situated on the North Side of Royal Leamington Spa on one of Leamington Spa's sought after streets with an array of shops, bars, restaurants and amenities at your doorstep.

Surrounded by a wealth of period properties some of which have been featured in recent TV programmes.

Perfect for commuters, the apartment is conveniently within walking distance to the Leamington Spa Train Station, as well as Victoria Park & Jephson Gardens.

Communal Entrance

Well-maintained communal entrance with stairs to all floors.

Entrance Hallway

Welcoming entrance hallway having a storage cupboard that houses a nearly new Washer/Dryer, fitted in 2021 and an extractor fan, ceiling spotlights, a radiator, Karndean flooring and doors to all rooms.

Open Plan Kitchen/Lounge

16' 10" max x 15' 2" max (5.13m max x 4.62m max)

Lounge Area

Spacious lounge area comprising two radiators, Karndean flooring and a feature sash window to front elevation.

Kitchen Area

Fitted with wall and base units with complimentary quality granite work surfaces, incorporating a stainless-steel sink with granite surround and drainer. There are integrated appliances to include; an electric oven, induction hob with cooker hood over, with nearly new dishwasher and freezer both fitted in 2021. A combi gas boiler is also housed in the kitchen, supplying the heating and hot water throughout.

Comprising Karndean flooring.

Bedroom One

15' 2" max x 11' 6" min (4.62m max x 3.51m min)

Generous double bedroom comprising a radiator and a private double-glazed door with translucent windows to the communal courtyard garden.

Bedroom Two

9' 6" max x 9' 6" max (2.90m max x 2.90m max)

Comprising a radiator and a sash window to side elevation.

Shower Room

Fitted with a three-piece suite, comprising a wash hand basin, shower cubicle with power shower, low level W/C, partly tiled walls, tiled flooring, a chrome heated towel rail, a shaver point, ceiling spotlights and an extractor fan.

Communal Courtyard

Access via the communal entrance and the main bedroom. Well-maintained communal courtyard being mainly laid to hard paving and wall enclosed, with planted borders.

Parking

Private allocated parking space at the rear of the building in a courtyard with a remote-controlled security gate.

Agent's Note

The property is leasehold with a lease length of 125 years from 1st January 2004. The property is subject to management costs-further information available upon request.









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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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA312184

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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