



Connells

Clarence Mansions Clarence Terrace
Leamington Spa

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for sale **£260,000**



Property Description

A very spacious Grade II listed, two bedroom garden apartment with large rooms in the town centre with parking, private garden, storage chambers, own private entrance, and an open plan living space sounds like a dream! Imagine having your own private oasis right in the heart of town, with plenty of space for storage and a cozy open layout for living. It's like having the best of both worlds - convenience and comfort all in one place!

Leamington town centre is a charming area with a mix of historic architecture and modern amenities. You'll find lovely Georgian and Edwardian buildings, boutique shops, cozy cafes, and beautiful gardens like Jephson Gardens. It's a vibrant place where you can enjoy a leisurely stroll, shop, dine, or simply relax in the green spaces!

Entrance

There are two private entrances; from the front with steps down to the courtyard garden and from the parking area.

Entrance Hallway

Welcoming entrance hallway with laminate flooring, ceiling spotlights with LED dimmer switches, an electric heater, a generous built-in storage cupboard which houses the heating tank, and doors to all rooms.

Lounge Area

19' 5" into bay x 18' 7" max into recess (5.92m into bay x 5.66m max into recess)

Spacious, light and airy bay-fronted lounge

having two electric radiators, ceiling spotlights with LED dimmer switches, laminate flooring and three sash windows to rear elevation.

Kitchen Area

8' 1" x 14' 1" (2.46m x 4.29m)

Fitted with wall and base units with complimentary work surfaces over, incorporating a one and a half bowl sink and drainer unit. There are integrated appliances to include; an electric oven, electric hob with cooker hood over, a dishwasher, fridge/freezer, washer/dryer and a microwave. Having ceiling spotlights with LED dimmer switches.

Bedroom One

10' 11" x 12' 11" (3.33m x 3.94m)

Double bedroom comprising an electric radiator and a window to rear elevation.

Bedroom Two

12' 4" max x 10' 5" (3.76m max x 3.17m)

Double bedroom benefitting from a built-in wardrobe, a telephone point, electric radiator and a window to rear elevation.

Shower Room

Fitted with a white three piece suite, with modern grey high gloss vanity unit, a triple shower with drying area, W/c with concealed cistern, ceiling spotlights with LED dimmer switches, tiled flooring, an extractor fan and a chrome heated towel rail.

Parking

One allocated parking space to the front of the building.

Patio Area

Steps down from Warwick street. The patio is laid to slabs and has access to three storage chambers.

Agent's Note

The property is leasehold with a lease length of 125 year from 1st January 2001. The property is subject to management costs- further information available upon request.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313557

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. 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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Property Ref: SPA313557 - 0004