



**Connells**

Clarendon Avenue  
Leamington Spa





### Property Description

Located in the heart of Leamington Spa with all the town centre has to offer on your doorstep! Immaculate two double bedroom first floor apartment over looking Christchurch Gardens. Benefitting from generous accommodation throughout beginning with welcoming entrance hallway, open plan kitchen living dining room, two double bedrooms, the master with ensuite as well as the family bathroom. Within The Space there is access to a communal decked terrace area as well as immaculate communal entrance with lift access to all floors.

### Communal Entrance

Well-maintained communal entrance with stairs and lift rising to all floors.

### Entrance Hallway

Welcoming entrance hallway having a radiator and a built-in cupboard housing the central heating boiler which was fitted in 2023. With doors to all rooms.

### Open Plan Lounge/Kitchen/Diner

18' 1" max x 20' 8" ( 5.51m max x 6.30m )

### Lounge Area

Light and airy lounge dining area comprising two radiators and two windows to the front elevation.

### Kitchen/Diner Area

Modern kitchen fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; a double electric oven, gas hob with cooker hood over, a washing machine, dishwasher, a fitted microwave and fridge/freezer.

### Bedroom One

9' 8" max x 13' 6" ( 2.95m max x 4.11m )

Double bedroom having fitted wardrobes, a radiator, a double glazed window to front elevation and a door to;

### En-Suite

Fitted with a white three piece suite, comprising a wash hand basin, shower cubicle and low level W/C, with partly tiled walls.

### Bedroom Two

10' 5" x 11' 3" ( 3.17m x 3.43m )

Double bedroom having a radiator and a double glazed window to front elevation.

### Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and low level W/C. Having partly tiled walls, ceiling spotlights, a heater towel rail and an extractor fan.

### Communal Garden

Accessed from the communal entrance comprising decked area.

### Agent's Note

The property is leasehold with a lease length of 999 years from January 2007. The property is subject to management costs, our seller advises the annual ground rent, service charge and buildings insurance combined totals to £2,464.00. 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](http://www.focalagent.com)



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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SPA313728](http://connells.co.uk/Property/SPA313728)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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