

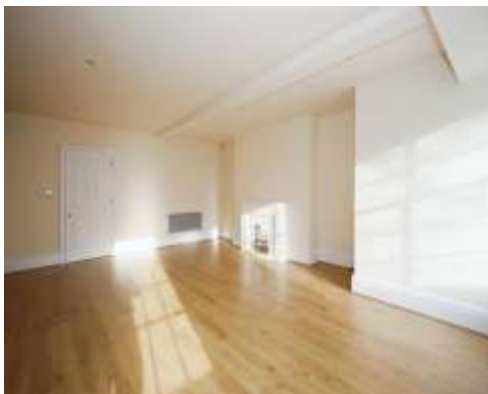


**Connells**

Clarence Mansions Warwick Street  
Leamington Spa

# Clarence Mansions Warwick Street Leamington Spa CV32 5LD

for sale  
**£240,000**



## Property Description

A generously spacious, Grade II listed, two double bedroom apartment located in the heart of Leamington Spa. Benefitting from your own private entrance with courtyard seating area and useful storage chamber. Offering immaculate accommodation throughout comprising welcoming entrance hallway, spacious open plan kitchen living dining room, two double bedrooms and modern bathroom. This property has been freshly decorated with new carpets and wooden floor throughout and is available for sale with no chain.

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 entrances; from the front with steps down to the courtyard garden and from communal entrance with access to a lift.

## Entrance Hallway

Welcoming entrance hallway with telephone entry system, an electric radiator and doors to all rooms.

## Open Plan Lounge/Kitchen/Diner

21' 3" x 18' 6" ( 6.48m x 5.64m )

## Lounge Dining Area

Spacious lounge area benefitting from an abundance of natural light. Having a feature fire place, ceiling spotlights, two electric radiators and two sash windows to rear elevation.

## Kitchen Area

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 appliance include; an electric oven, electric hob with cooker hood over, fitted microwave, a washer/dryer, a dishwasher and fridge/freezer.

### Bedroom One

9' 4" x 12' 8" ( 2.84m x 3.86m )

Double bedroom comprising an electric radiator, ceiling spotlights and a sash window to front elevation.

### Bedroom Two

7' 6" x 11' 1" ( 2.29m x 3.38m )

Double bedroom having an electric radiator, ceiling spotlights and a sash 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 a low level W/C. Having partly tiled walls, ceiling spotlights, a shaver point and a cupboard housing the hot water tank.

### Parking

One allocated parking space to the front of the building.

### Courtyard Area

Patio area to the front of the property with seating area and useful storage chamber.

### 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 to include an annual ground rent charge of £100.00 and a monthly service charge of £288.77. 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: D**

**view this property online [connells.co.uk/Property/SPA313859](http://connells.co.uk/Property/SPA313859)**

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 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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