



Apartment 1, 10 Clarendon Place
Leamington Spa | Warwickshire | CV32 5QN

STEP INSIDE

Apartment 1

This fabulous three-bedroom duplex apartment has been beautifully refurbished from top to bottom and offers a spacious kitchen dining living room and two bathrooms. The property will be sold with a lease of 999 years from 1st June 2015 and is located just a short walk from the town centre and train station. Many of the period features can still be enjoyed today; high ceilings with ornate cornicing and deep skirting within a grand detached Villa. This is a rare opportunity to acquire a stunning property in a superb location.

Ground floor

On entering through the front door of this majestic period property, the grandeur welcomes you immediately. A well-presented communal hallway gives access to apartment 1 to your left.

Adjacent to the hallway is the living room; a spacious, light, and wonderful room holding an abundance of period features with large sash windows in a bay looking out to the front. The interconnecting kitchen is beautifully presented with sleek white cabinets and modern silver accents. The living room has more than enough space to host a good-sized dining table along with a generous sitting area. Continuing down the hallway to the rear of the ground floor you will find bedroom two which is a good-sized double bedroom. Also situated at the end of the hallway are stairs down to the lower ground living accommodation.

Lower ground floor

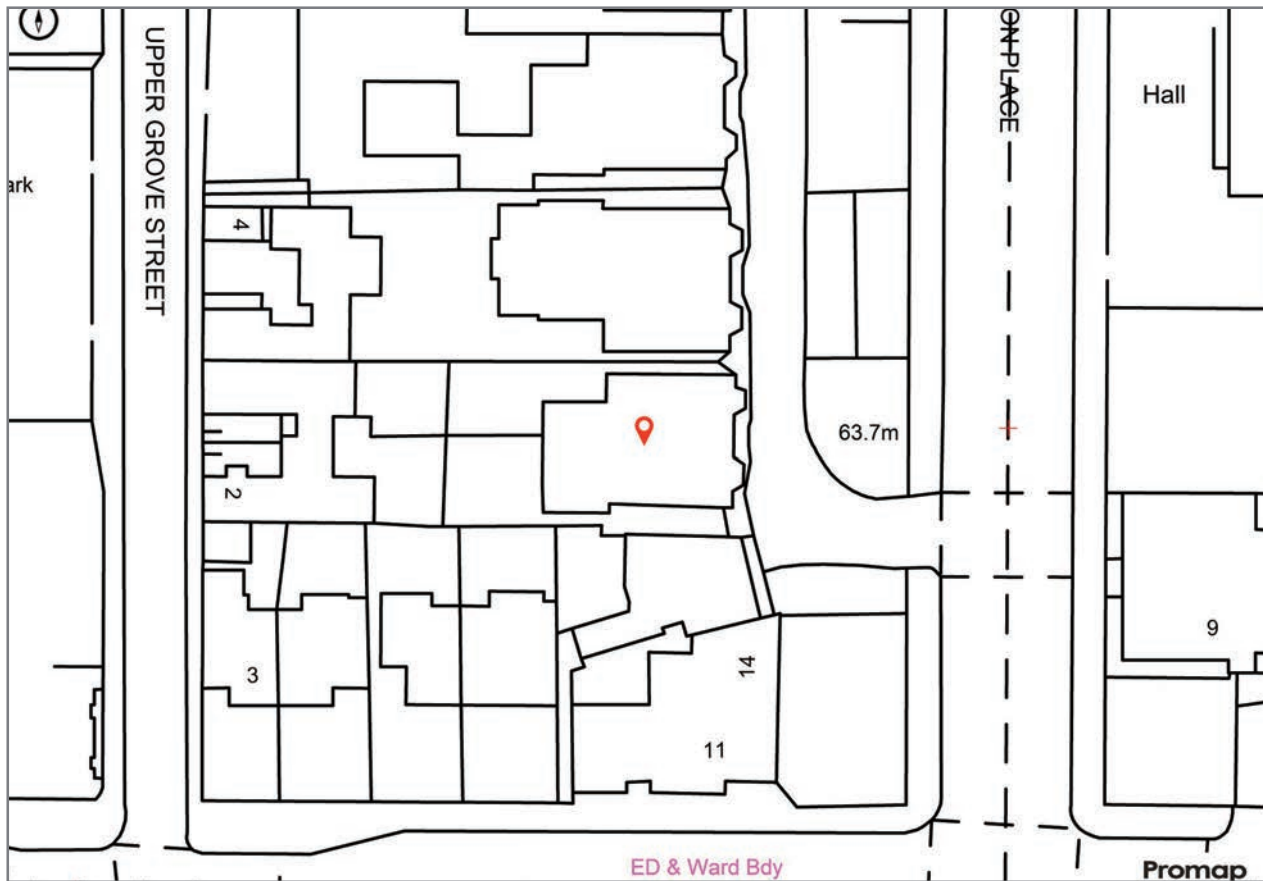
The lower ground floor offers a single bedroom or study/home office and a stunning family bathroom featuring bath with shower above, sink, and toilet. To the front of the lower ground floor is the generous main bedroom with a lovely ensuite holding double shower, sink, and toilet.











Outside

There is a designated area to the front of the building under the bay window.

Location

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside. After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors.

The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty six minutes.

Services

Connected to all mains gas, water, drainage, and electricity

Local Authority

Warwick District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

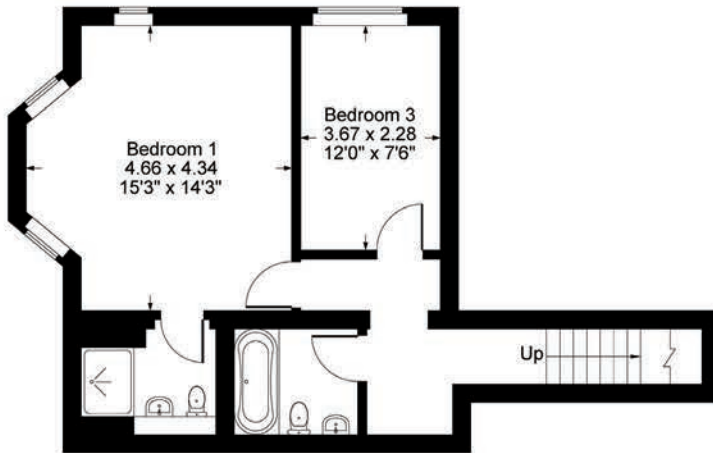
Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

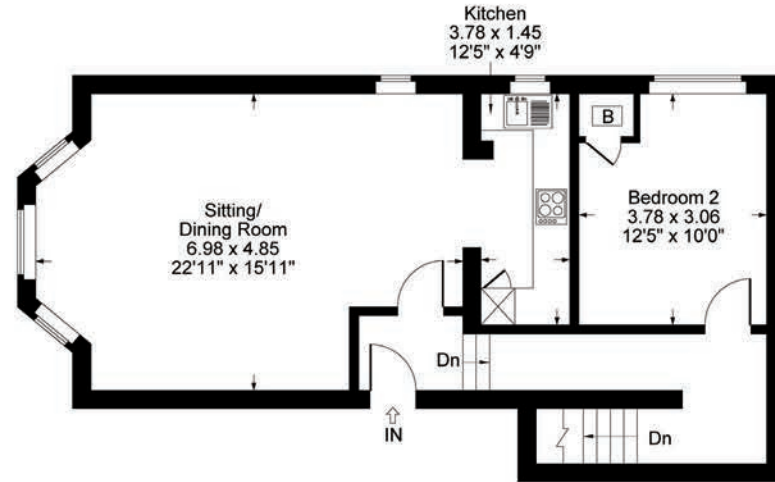
Directions

Proceed north on the Parade. At the top turn left onto Clarendon Avenue, continue straight onto Clarendon Square, and turn left onto Clarendon place, on the right is a private access road where there are several Villa's number 10 is towards the end on your right.





Lower Ground Floor



Ground Floor

Approximate Gross Internal Area = 105.69 sq m / 1138 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61.1 D	74.1 C
39-54	E		
21-38	F		
1-20	G		



JAMES PRATT
ASSOCIATE ESTATE AGENT

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire CV32 5AA
07540 649 103 | james.pratt@fineandcountry.com

