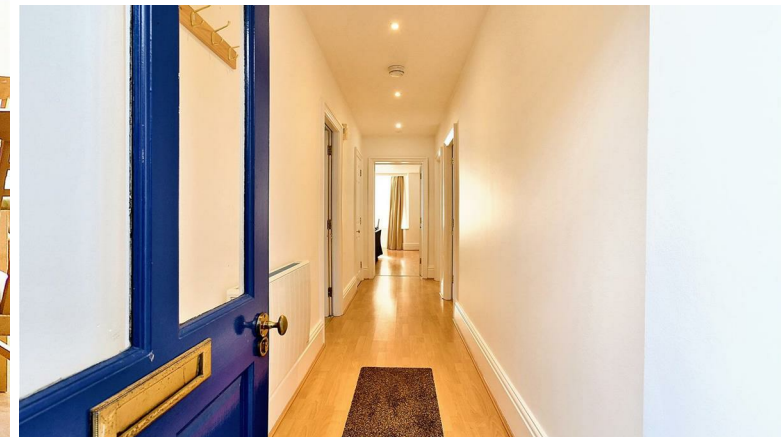




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20 Clarence Mansions, 4 Clarence Terrace, Leamington Spa

Asking Price
£310,000



A large and spacious, lower ground floor, two double bedroomed apartment, decorated to a high standard. Benefitting from private entrances to front and rear, with large living/dining room with circular bay window, semi open plan to kitchen area off. Allocated Parking Space

Briefly Comprising;

Private entrance hallway, airing/cloaks cupboard, two double bedrooms, (bedroom two with built-in wardrobe), refitted shower room, large living/dining room with circular bay and open plan fitted kitchen to side. Allocated Parking Space

20 Clarence Mansions

Occupies an enviable position within this Grade II* Listed development, being one of the largest apartments in the

development, boasting private entrances to front and rear. Viewing highly recommended. NO UPWARD CHAIN.

The Property

Is approached via wrought iron gate with steps and hand rail leading down to lower ground floor courtyard to the front. There are three private under pavement storage cupboards to the front of the property and part glazed personal door giving access to the apartment hallway.

Hallway

With downlighter points to ceiling, wall mounted Dimplex electric programmable heater, laminate flooring, cupboard housing insulated programmable hot water cylinder providing domestic hot water.

Living Room

18'8" into chimney rec x 19'5" into bay (5.69m into chimney rec x 5.92m into bay)

With three sash bay windows to rear elevation, down lighter points to ceiling, wall mounted Dimplex electric programmable heater, laminate floor and broad square opening to semi open plan fitted kitchen.

Kitchen

8'7" x 13'9" (2.62m x 4.19m)

With a range of matching wall and base units, inset four point Neff Ceran hob with filter hood over and stainless splashback, Neff oven and microwave to side, one and a half bowl sink drainer unit with mixer tap, concealed dishwasher, space and plumbing for washing machine,



concealed fridge and freezer, eye-level wall cupboards, under pelmet lighting, downlighter points to ceiling and part glazed timber framed door leading to rear.

Bedroom One (Front)

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

With timber framed sash window to front elevation, wall mounted Dimplex electric programmable heater, downlighter points to ceiling.

Bedroom Two (Front)

12'5" max x 10'5" (3.78m max x 3.18m)

With timber framed sash window to front elevation, downlighter points to ceiling, Dimplex electric programmable heater and door to built-in wardrobe with hanging rail.

Bathroom

Attractively refitted as a shower room to comprise; large double walk-in shower with fixed rainwater style shower head and additional hand held shower attachment, low level WC with concealed cistern, wash hand basin set into vanity cupboard unit below, tiled floor, chrome electric radiator towel rail, downlighter points to ceilings, extractor.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 102 years remaining of a 125 year lease (commencement date 1 January 2001), service charge is £2,870 per annum and ground rent is £100 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Location

20 Clarence Mansions
4 Clarence Terrace
Leamington Spa
CV32 5LD

Ground Floor
Approx. 89.3 sq. metres (961.2 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL