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RESIDENTIAL

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**22 Clarence Mansions, 5, Clarence Terrace, Leamington Spa**



A two double bedroomed 'Garden Apartment', located in the heart of the town centre, having recently been redecorated and carpeted, benefitting from allocated parking and private entrance.

#### Briefly Comprising;

Private entrance hallway, large open plan living/dining/kitchen with integrated appliances, two double bedrooms, white fitted bathroom, fore garden/courtyard with storage chamber and allocated parking space to the front, electric heating, communal hall, lift and staircase. NO CHAIN.

#### Clarence Mansions

This lower ground floor apartment is set within this attractive Grade II Listed building, conveniently situated in the heart of the town centre. This particular property benefits from private entrance.

#### The Property

Is approached via wrought iron gate with steps leading down to lower ground floor courtyard. Direct access to the apartment and large useful under pavement storage chamber.

#### Entrance Hallway

Downlighter points to ceiling, video entry phone point, electric panel heater, additional door leading to communal hallway, stairs and lift.

#### Living/Dining/Kitchen

18'7" x 21'3" (5.66m x 6.48m)

With feature decorative fireplace surround, twin timber framed multi pane sash windows to rear elevation, downlighter points to kitchen, two electric panel heaters, new wooden laminate flooring, comprehensive range of wall and base units with splashback

tiling, one and a half bowl sink drainer, space for slimline dishwasher, integrated stainless fronted oven and electric hob over with filter hood, concealed fridge freezer, concealed Hotpoint washer dryer.

#### Bedroom One (Front)

12'10" x 9'5" (3.91m x 2.87m)

With timber framed multi pane window to front elevation, downlighter points to ceiling, Atlantic electric panel heater.

#### Bedroom Two (Front)

11'2" x 7'7" (3.40m x 2.31m)

With multi pane window to front elevation, downlighter points to ceiling, Atlantic electric panel heater.



### Bathroom

9'11" x 7'5" (3.02m x 2.26m)

With a white suite to comprise; low level WC with concealed cistern, circular wash hand basin with mono-mixer set onto marble plinth to vanity units below, bath with wall mounted shower and control, mixer tap, cupboard housing Gledhill PulsaCoil hot water cylinder, tiled floor, downlighter points to ceiling and electric Atlantic towel rail.

### Outside

The property is approached via a courtyard area to the front with its own personal steps which gives access to the front of the property.

### Parking

There is an allocated parking space numbered 7 which is directly located outside the front of the property.

### Communal Hallways

Whilst it is perfectly possible to approach the property from the front independently via its private entrance, there is also access from the rear of the property access to communal hallways, staircases and lifts. Which lead to the upper ground floor communal entrance way.

### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (01/05/2001) with 102 years remaining, being with a share of the freehold, service charge is £3,465.24 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 C.

### Location

CV32 5LD

**Ground Floor**  
Approx. 70.4 sq. metres (757.9 sq. feet)



Total area: approx. 70.4 sq. metres (757.9 sq. feet)

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

Your Property - Our Business

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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