



Apt 1, 61, Clarendon Street, Leamington Spa, CV32 4PN

An ideal first time buyer opportunity to acquire a well maintained ground floor one bedroom apartment within this popular and convenient town centre development.

**Price Guide
£169,000**



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Clarendon Street

Is a popular town centre location, conveniently sited within walking distance of all amenities including shops, schools and recreational facilities. This particular location comprises many fine period dwellings and has consistently proved to be very popular. 61 Clarendon Street is an attractive Regency conversion of self-contained apartments of varying sizes, Apartment 1 being a charming ground floor property, providing electrically heated one bedroomed accommodation with most pleasant open plan lounge/dining/kitchen arrangement with private outside space of note. The property has been maintained by the present owner to an excellent standard throughout and represents an ideal opportunity appealing principally to first time buyers or investors and the agents consider inspection to be essential for it to be fully appreciated.

In detail the accommodation comprises:-

Communal Entrance Hall

With intercom leads to the...

Private Entrance Hall

With understair cupboard and timber panelled entrance door.

Open Plan Lounge/Dining/Kitchen

24'9" max 18'4" min x 9'6" (7.54m max 5.59m min x 2.90m)

Kitchen Area

Comprising range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, high level cupboards, inset single drainer stainless steel sink unit with mixer tap, built-in oven and four ring hob unit with extractor hood over, plumbing for automatic washing machine, downlighters.

Lounge/Dining Area

With twin French doors to private outside sitting area, electric radiator, TV point.

Shower Room/WC

4'10" x 5'8" (1.47m x 1.73m)

With tiled shower cubicle, wash hand basin, tiled splashback, low flush WC, chrome heated towel rail, extractor fan.

Bedroom

9'10" x 9'5" (3.00m x 2.87m)

With electric radiator, airing cupboard with lagged cylinder and immersion heater.



Outside

There is a railed and paved courtyard garden area adjoining the property, useful shared brick store and pedestrian access.

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 999 year lease (01/04/2011) with 986 years remaining, being with a share of the freehold, service charge is £900 per annum and ground rent is £0. 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 A.

Location

Ground Floor
CV32 4PN

Ground Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 32.9 sq. metres (354.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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