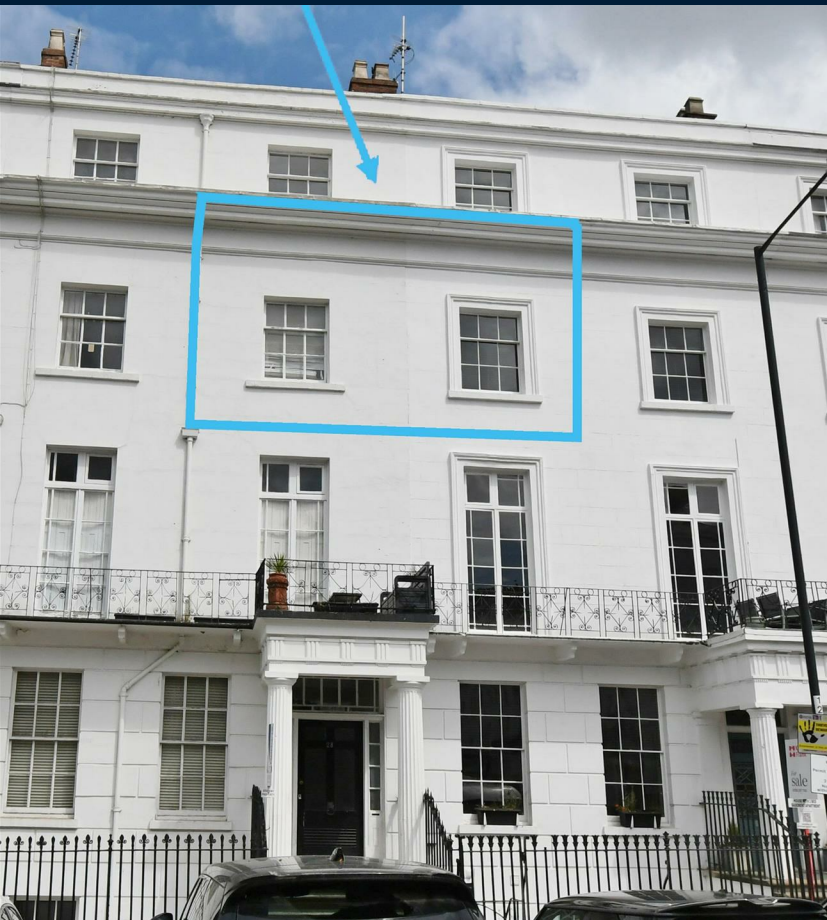


Our Property - Your Business

ehB
RESIDENTIAL



**Flat 3, 28, Clarendon Square,
Leamington Spa**

**Asking Price
£319,000**



A well maintained spacious second floor apartment providing spacious two bedroom accommodation, the property retaining many period features in this attractive regency town conversion.

**** TO INCLUDE LEASE EXTENSION by a minimum of 90 years to the unexpired term ****

Investment opportunity, currently rented until July 2026.

28 Clarendon Square
Is a Grade II Regency conversion comprising of five self contained apartments of varying sizes. The property being conveniently sited a short walk from the town centre and all amenities including shops, schools and recreational facilities. Clarendon Square itself is set around a pleasant open green area comprising principally regency town houses is consistently proved very popular.
EHB Residential are pleased to offer Number 3 28 Clarendon Square which is an opportunity to acquire a spacious well appointed two bedroom apartment with gas centrally heated accommodation featuring a good sized dining kitchen, two double bedrooms and pleasant lounge / dining room of note. Whilst well modernised the property has been sympathetically improved to retain much of the property's original character features, the original fireplaces throughout the property being particularly noteworthy. Agents consider internal inspection to be highly recommended.

In detail the property Comprising:-

Communal Entrance Hall and Staircase
Lead to the private entrance hall, which leads to

Lounge / Dining Room
17' x 13'6" (5.18m x 4.11m)
With period fireplace feature with gas real flame effect fire and connections , sash window, radiator, central ceiling rose, coved cornice, tv point.

Dining kitchen
14'6" x 10'10" (4.42m x 3.30m)
With a range of base cupboard draw units, rolled edge work surfaces, tiled splash backs, single drainer 1.5 bowl stainless steel sink unit and mixer tap, built in oven , four ring hob unit, high level cupboards, appliance space and plumbing for automatic washing machine, Baxi wall mounted gas fired central heating boiler and programmer, downlighters.

Bedroom
17'4" x 8'9" (5.28m x 2.67m)
With coving to ceiling, radiator, period fire place feature, sash window.

Bedroom
10'6" x 11'6" (3.20m x 3.51m)
With period fire place, radiator, coving to ceiling.

Bathroom / WC
8'6" x 6'6" (2.59m x 1.98m)
With white suite comprising panel bath with tile surround shower area and mixer tap, shower attachment, pedestal basin with mixer tap, low flush WC, extractor fan, radiator.

Broadband Availability
Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Sept 25).

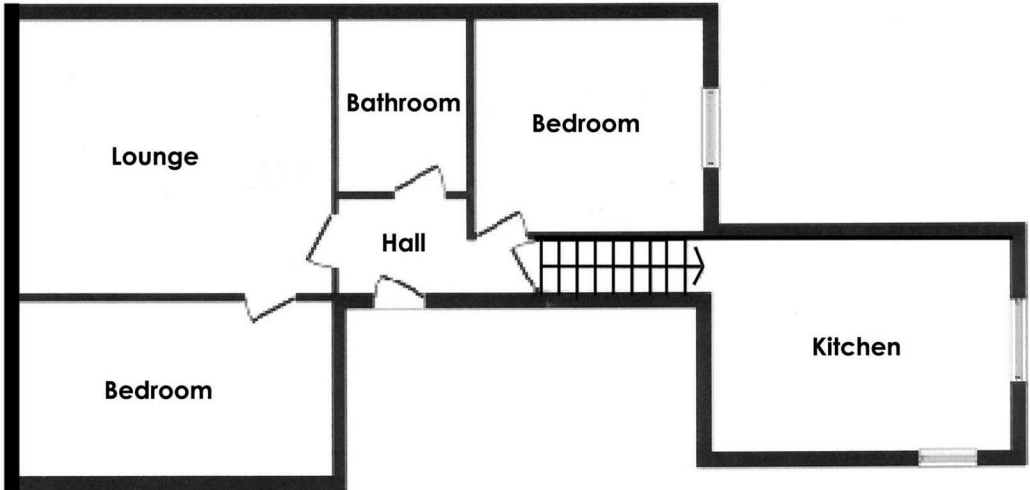
Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Sept 25).

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 (01/11/1981) with 81 years remaining. **To be extended by a minimum of 90 years to the unexpired term.** There is no formal service charge or ground rent at present. ***Buildings Insurance is apportioned equally between all apartments within the development.***
Please verify this information with your legal advisers. Further details upon request.
Investment opportunity, currently rented until July 2026.

Services
All mains services are understood to be connected to the property including 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.

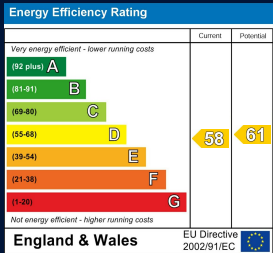
Council Tax
Council Tax Band C.

Location
CV32 5QX



Flat

Total area: approx. 89 sq. metres (957.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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- Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



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