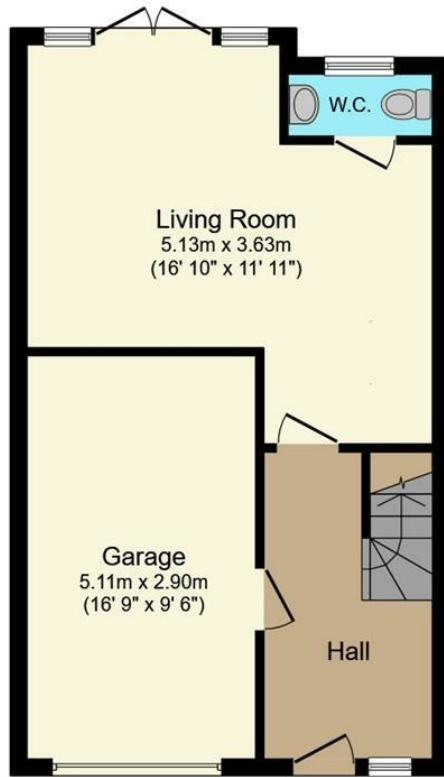


Peter Clarke



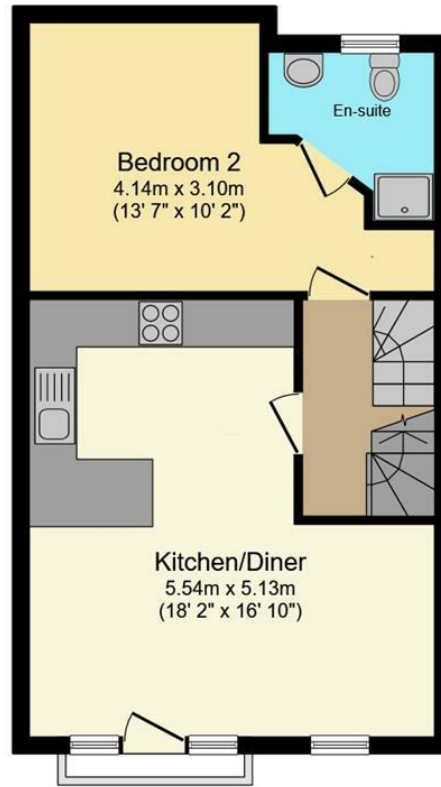
2 Clarendon Mews, Alveston Place, Leamington Spa, Warwickshire, CV32 4SN

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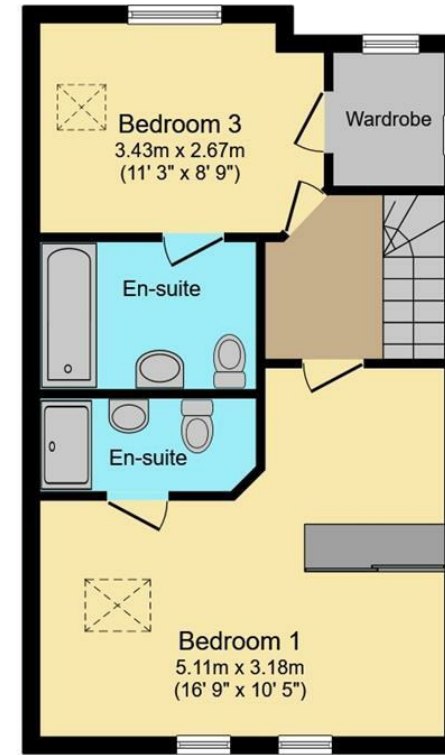
Ground Floor

Floor area 45.7 m² (492 sq.ft.)



First Floor

Floor area 45.6 m² (490 sq.ft.)



Second Floor

Floor area 45.6 m² (491 sq.ft.)

TOTAL: 136.8 m² (1,473 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Modern Mews Home
- Gated Courtyard Development
- Town Centre Location
- Three Double Bedrooms
- Three En-Suites
- Kitchen Dining Room
- Living Room
- Guest W.C
- Parking & Garage
- EPC Rating - B



Offers In Excess Of
£500,000

An attractive, spacious, and conveniently positioned, modern mid mews home situated on a secure gated development in the heart of Royal Leamington Spa. Having generously proportioned interior accommodation, comprising entrance hall, living room, guest W.C, kitchen dining room, three double bedrooms and three en-suites. Outside the property features secure gated parking for one car, a single integrated garage and private wall enclosed courtyard garden. NO FORWARD CHAIN

Approach

Accessed via electric gates which open into the private courtyard with block paved driveway and allocated parking for one car.

Entrance Hall

With door to the front elevation, double glazed window, oak flooring, access to the garage and stairs leading to the first floor, understairs storage housing the washing machine.

Living Room

A well proportioned reception room with high ceilings, inset ceiling downlighters, double glazed window and French doors leading to the outside courtyard, oak flooring and inner door opening into the guest W.C.

Guest W.C

Featuring a white suite with low level W.C and wall mounted wash hand basin and having a rear facing double glazed window.

To The First Floor

Kitchen Dining Room

A generously proportioned and light space offering a range of modern, shaker style wall and base mounted units with complementary work surfaces over, having an inset stainless steel sink with monobloc chrome tap over with a range of integrated appliances including

dishwasher, electric oven, gas hob with extractor over. Further to this there is oak flooring, inset ceiling downlighters, central heating radiator, attractive Juliet balcony and double glazed windows to front elevation, further window to the front elevation, ample space for a dining table for 6 adults.

Bedroom Two

A well sized double room double glazed window to the rear elevation, inset ceiling downlighters, TV point, central heating radiator.

En-Suite Shower Room

Featuring a Porcelanosa suite comprising low level WC, wash hand basin, inset shower with a waterfall shower head, central heated towel rail and an obscure double glazed window to the rear elevation.

To The Second Floor

Bedroom One

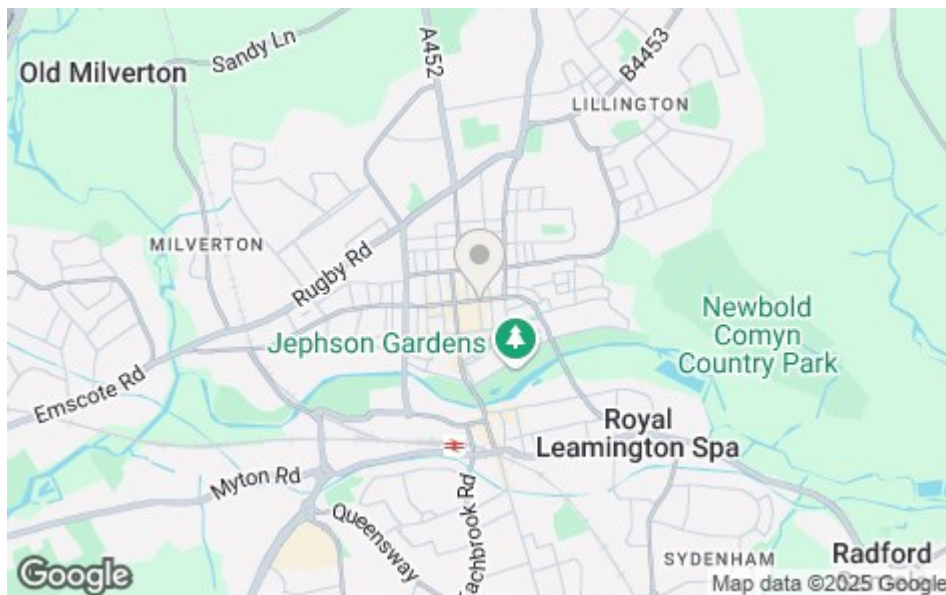
A well proportioned double bedroom with an attractive sky light, double glazed window to the rear elevation with double glazed window to the rear elevation and mirror fronted built in wardrobe.

Ensuite Shower Room

A spacious en suite shower room featuring a Porcelanosa suite comprising a mains fed shower with waterfall showerhead, wash hand basin with monobloc







chrome tap, low level WC, towel radiator and ceiling downlighters, extractor fan.

Bedroom Three

Another well sized double bedroom with an attractive sky light, double glazed window to the rear elevation. Also benefitting from a walk in wardrobe with double glazed window to the rear elevation, housing the boiler, central heating radiator and inset downlighters.

Ensuite Bathroom

Outside

To The Front

To the front of the property situated within the secure gated courtyard is a block paved residents driveway with one allocated parking space and vehicular access to the integrated garage.

Garage

A single garage with door accessed from the residents courtyard and internal access door leading into the entrance hall. Benefitting from both power and lighting.

To The Rear

Courtyard Garden

To the rear of the house, accessed from the living room is a walled courtyard garden.

General Information

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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serving South Warwickshire & North Cotswolds

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Peter Clarke

