

Peter Clarke



Apartment 16 Villiers House Clarendon Avenue, Leamington Spa, Warwickshire, CV32 5PR



- First Floor Apartment
- Superbly Presented
- Views Over The Park
- Kitchen With Appliances
- Bathroom & En-Suite
- Parking
- To let on a part furnished basis
- Sorry smokers, no pets
- EPC Rating B



£1,550 PCM

**MANAGED BY PETER CLARKE** A superbly presented first floor Apartment located within the prestigious Villiers House, central Leamington Spa. The property is spacious and beautifully appointed comprising open plan living with a modern fitted kitchen, and lounge diner, two bedrooms, bathroom & en-suite, parking.

#### APPROACH

Accessed via steps leading to the secure key fob communal entrance

#### ENTRANCE

Accessed via the communal stair or lift and hallway leading to the front door

#### ENTRANCE HALL

A spacious entrance hall with inset ceiling downlighters, intercom entry system, wood effect vinyl flooring, storage cupboard and doors giving way to the internal accommodation

#### OPEN PLAN LIVING ROOM / KITCHEN DINER

22'5" x 22'4"

A large light and airy room with high ceilings, nicely finished with a large double glazed window to the front elevation with an attractive view over the park, inset ceiling downlighters, TV point, wood effect vinyl flooring, space for sofa, chairs and dining table, underfloor heating.

#### KITCHEN AREA

A modern fitted integrated kitchen with a range of wall and base mounted units with complementary work surfaces over, integrated Neff induction hob, integrated Neff electric oven and combi oven, integrated fridge freezer, integrated Zanussi washer dryer and dishwasher.

#### MASTER BEDROOM

12'3" x 14'2"

A large double bedroom with high ceilings, inset ceiling downlighters, two large double glazed windows to the front elevation with views over the park opposite. Large built in wardrobes, TV point, underfloor heating and door to the en suite.

#### EN SUITE

With full tiling, low level WC with concealed cistern and dual flush, sink with vanity unit, shaver point, inset ceiling downlighters, extractor fan, large walk in shower cubicle with mains fed shower and a wall mounted towel radiator.

#### BEDROOM TWO

10'8" x 13'2"

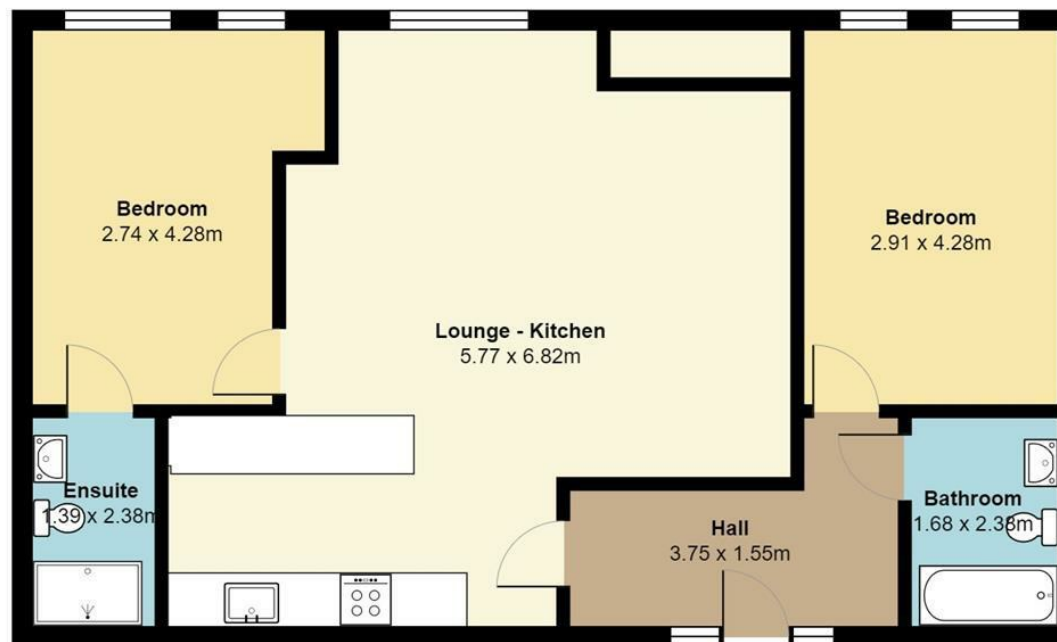
Another good size double bedroom with two large double glazed windows to the front elevation looking over the park, inset ceiling downlighters, underfloor heating, TV point and large built in wardrobe.

#### BATHROOM

With full tiling, inset ceiling downlighters, extractor fan, bath with main fed shower over, low level WC with concealed cistern with dual flush, sink with vanity unit and wall mounted towel radiator.



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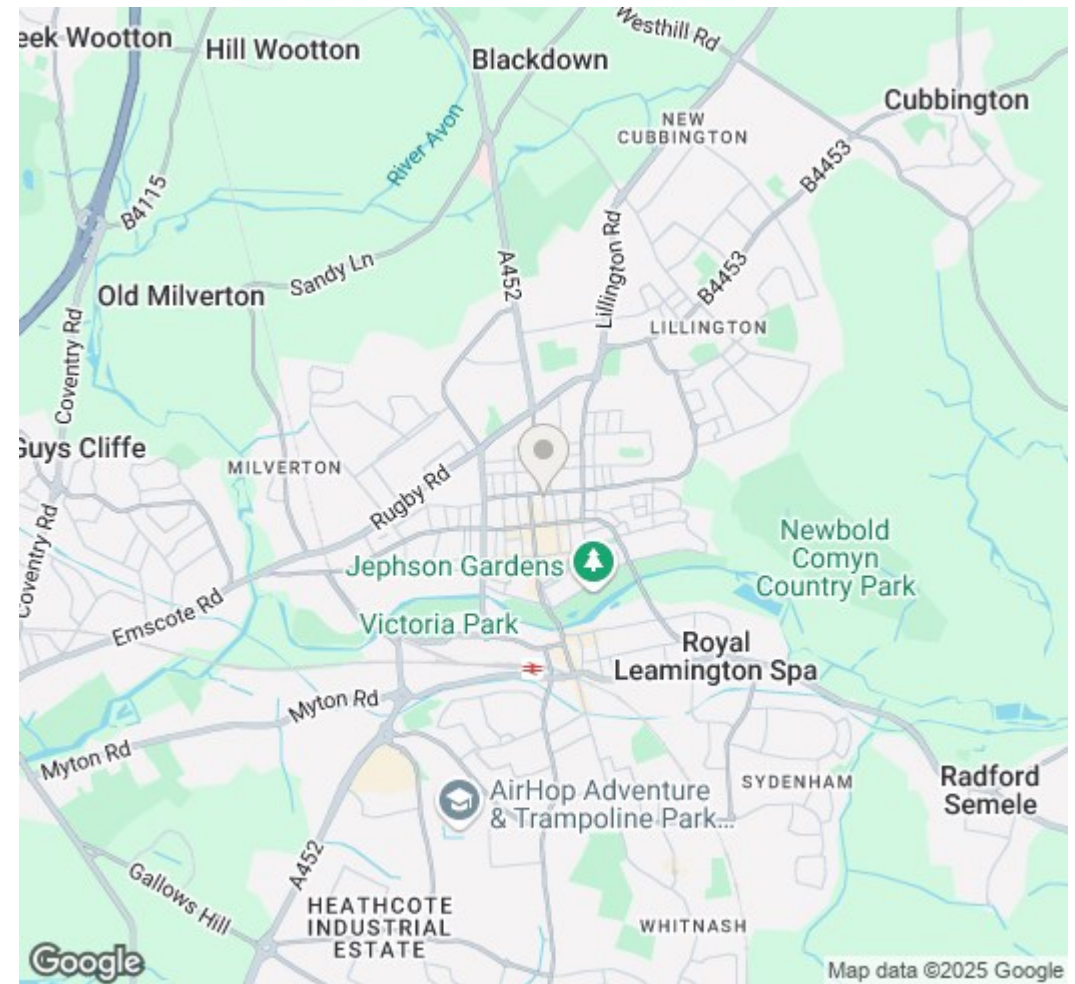


All measurements are approximate and for display purposes only

Total Area: 80.1 m<sup>2</sup>







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