

# Clarendon Square

Leamington Spa, CV32 5QZ



Asking price

**£1,000,000**



- FIVE-STOREY REGENCY HOME
- EPC - E
- SIX PLUS BEDROOMS
- BASEMENT APARTMENT
- RETAINS MANY ORIGINAL

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A rare opportunity to acquire a stunning six plus bedroom Regency town house of immense style and character, located in one of Leamington Spa's most famous town locations. The property retains many of its original features and provides a wealth of flexible living accommodation over this five-storey building. With the added benefit of a basement apartment that could be used as a rental opportunity or incorporated into the accommodation itself. This truly is a fantastic opportunity to acquire a property full of character and potential.

Please call Centrick Property for further details or to arrange a viewing on 0121 705 3242 (option 1)

## Entrance Hall

With decorative coving to the ceiling, tiled flooring, central heated radiator, staircase, and doors leading to

## Lounge

3.81m x 4.60m (12'6 x 15'1)

Decorative coving to ceiling, sash window to rear, open fire place, built in storage cupboard, double doors leading to;



## Dining Room

5.44m x 4.55m (17'10 x 14'11)

With sash window to front, decorative coving, ceiling rose, open fire and central heated radiator



## Kitchen

4.95m x 2.39m (16'3 x 7'10)

With coving to ceiling, spot lights inset, tiled flooring, window to side, wall mounted and base standing units, one and a half bowl sink and drainer unit with mixer tap, hob with extractor over, plumbing for washing machine, part tiled walls, central heated radiator and door leading to conservatory.



## Conservatory

4.27m x 2.18m min 2.92m max (14' x 7'2 min 9'7 max)

Half brick built with double glazed window to rear and side, tiled flooring and double glazed door leading to rear garden

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**Down Stairs WC**

With pedestal wash hand basin, low level WC, tiled walls and tiled flooring.



**First Floor: Bedroom**

4.93m x 2.41m (16'2 x 7'11)

With windows to side and rear and central heated radiator.

**Bedroom**

6.35m x 5.49m (20'10 x 18'00)

With window to front, decorative coving to ceiling, ceiling rose, open fire with marble surround and hearth, central heated radiators, and opening leading to



**Piano Room/Bedroom**

5.13m x 3.81m (16'10 x 12'6)

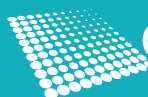
With central heated radiator, decorative coving, ceiling rose, window to rear, central heated radiator and door leading to landing.



**Second Floor: Bar**

2.59m x 2.34m (8'6 x 7'8)

With window to rear, wash hand basin and central heated radiator



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## Bedroom

5.49m x 3.66m (18' x 12')

Window to front, coving to ceiling, open fire, central heated radiator, built in fitted wardrobes and door leading to En-suite

## En-suite

Window to front, tiled flooring and walls, open fire, pedestal wash hand basin, low level WC, tiled sunken bath, central heated radiator and spot lights inset.



## Bedroom

3.81m x 3.53m (12'6 x 11'7)

Window to rear, central heated radiator, built in wardrobes open fire and door leading to En-suite



## En-suite

Low level WC, pedestal wash hand basin, shower cubicle, ladder radiator, spot lights inset and loft access

## Third Floor: Bedroom

5.18m x 3.12m (17' x 10'3)

With window to rear, central heated radiator, built in wardrobes, sink vanity unit with storage below.

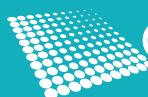
## Bedroom

5.51m x 2.92m (18'1 x 9'7)

With window to front, central heated radiator, built in wardrobes, open fire.

## Bathroom

Tiled walls and floor, window to front, corner bath, fully tiled shower cubicle, low level WC, pedestal wash hand basin and open fire.



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## Fourth Floor: Study/Lounge

4.27m 3.07m (14' 10'1)

With double glazed window to front, restricted head room and doors leading to;

## Utility/WC

With window to rear, low level WC, pedestal wash hand basin and plumbing for washing machine,



## Bedroom/Study

3.76m x 2.82m (12'4 x 9'3)

With window to rear and restricted headroom

## Bedroom/Study

3.35m x 2.82m (11' x 9'3)

With window to front and restricted headroom

## Basement

Accessed via the hallway in the main house, with steps leading to the storage room with lighting and electricity plus a door leading to private courtyard.



## Basement Flat

The basement flat has its own separate entrance via steps accessed through a wrought iron gate down leading down from the front of the house. Entrance hall with built in storage, and door leading to:

Kitchen 12' x 7'4: Window to front, centrally heated radiator, laminate flooring, units comprising of wall mounted and base standing units, sink and drainer unit with mixer tap, plumbing for washing machine, built in storage cupboard and pantry and door leading to:

Lounge 17'6 x 11'10: Window to front, centrally heated radiator and door leading to inner hallway with doors off leading to:

Bedroom 11'5 x 9'6: With window to rear and centrally heated radiator

Bathroom: Bathroom suite comprising of low level WC, centrally heated radiator, panelled bath with shower unit over and tiled walls

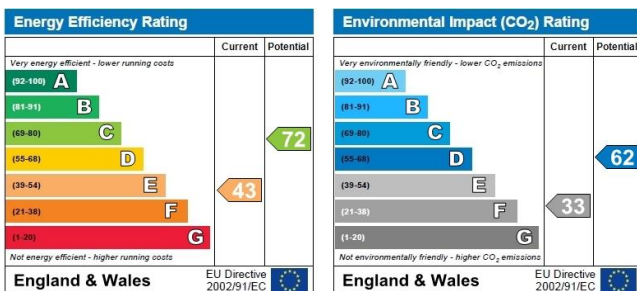
## Outside

Generous garden with terrace for outdoor dining

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