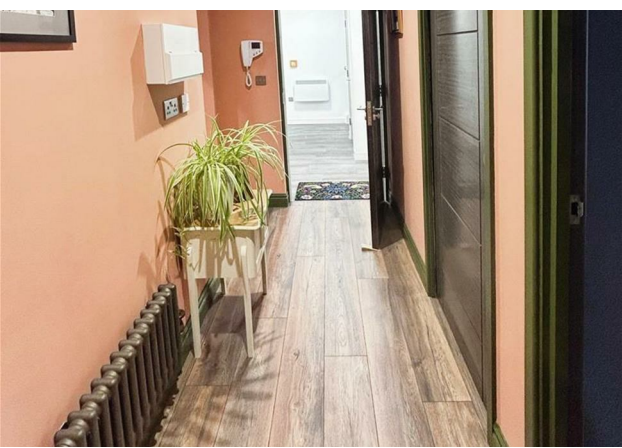
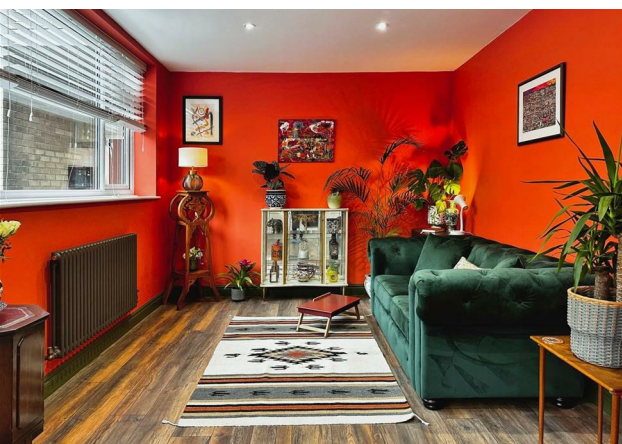
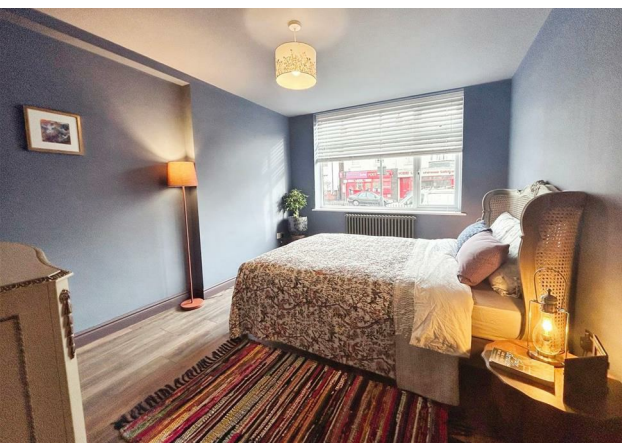




CLARENDON STREET, TOWN CENTRE

complete ● ● ●  
SALES & LETTINGS





Located in the heart of Leamington Spa town centre this recently decorated and refurbished ground floor apartment is perfectly situated for shops, bars, restaurants, the beautiful parks and transport links. The apartment is bright and airy with a spacious kitchen, living room, double bedroom and newly refitted and stylish bathroom. The apartment also benefits from an allocated off road parking space to the rear of the building. With approx. 998 years left on the lease and a very reasonable service charge the apartment would be ideal for a professional, first time buyer or investor. **OFFERED NO CHAIN**

#### Communal Entrance

With Secure fire doors and video intercom system.

#### Entrance Hall

A welcoming and spacious entrance hall with newly fitted wood effect flooring, spotlights, sliding door storage cupboard, video entry system, new small column central heating radiator and doors to the lounge, kitchen, bathroom and bedroom.

#### Kitchen

Newly fitted kitchen with marble effect complimentary work surfaces, stainless steel sink with drainer and mixer tap, integrated washer/dryer, dishwasher and fridge/freezer. Electric oven and four ring induction hob with stainless steel splashback and extractor fan. The kitchen also has a large double glazed window allowing plenty of light.

#### Living Room

A continuation of the new wood effect flooring from the kitchen the lounge has another large double glazed window to the rear of the property, spotlights to the ceiling and a contemporary column radiator.

#### Shower Room

A stunning shower room, only recently finished, with beautiful tiled flooring and underfloor heating, contrasting wall tiles, low level flush WC, ceramic hand basin with vanity unit, rainfall shower with brushed bronze effect edged shower screen, full length heated towel radiator, spotlights and dark wood effect fire door.

#### Bedroom

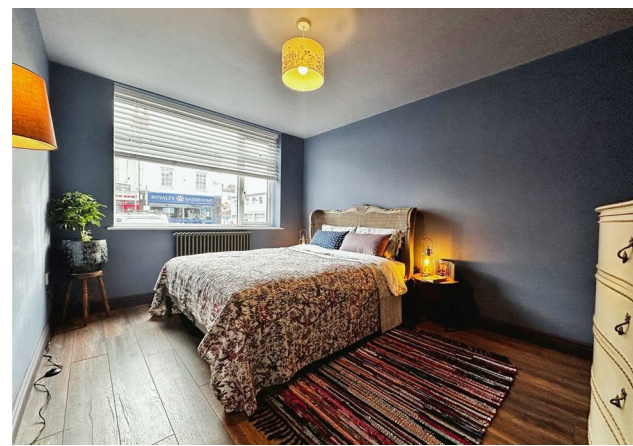
Stylish double bedroom with a continuation of the newly fitted wood effect laminate flooring, integrated wardrobe with hanging rails and shelving, double glazed window to the front of the property, contemporary bronze central heating radiator and ceiling light point.

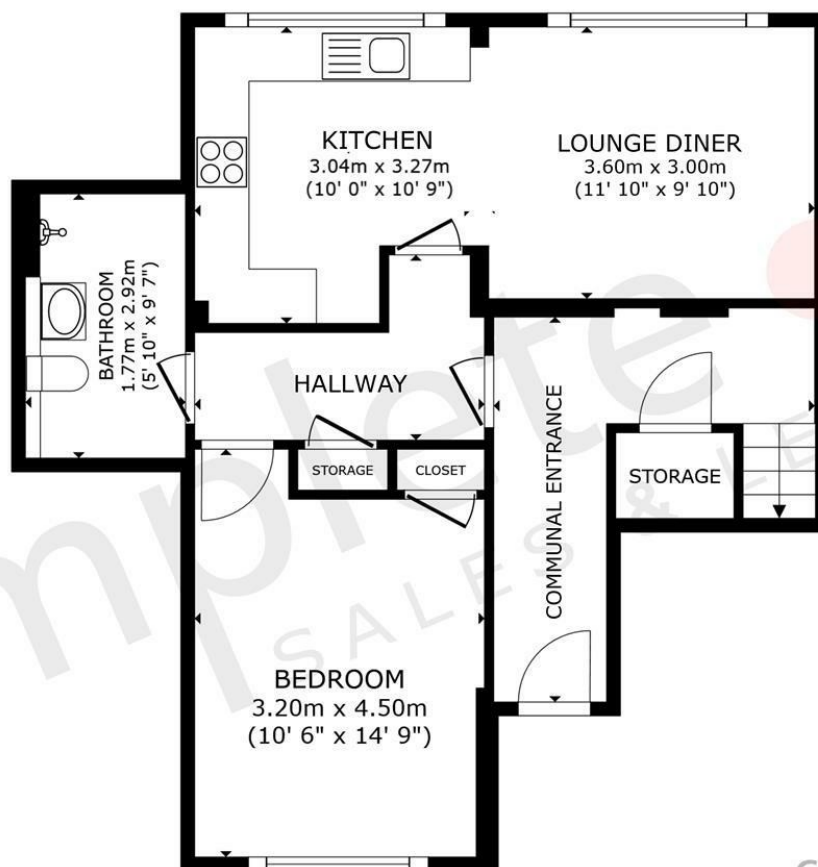
#### Outside and Parking

The property is town centre location so it has one allocated parking space to the rear of the building and on street parking for guests/visitors.

#### Location

Located in a desirable conservation area within walking distance to the Leamington Spa town centre and all that it has to offer. Access to local towns is easy with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a walk from this property. School catchments for this property are second to none falling within many private and state schools.





FLOOR PLAN

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SALES & LETTINGS

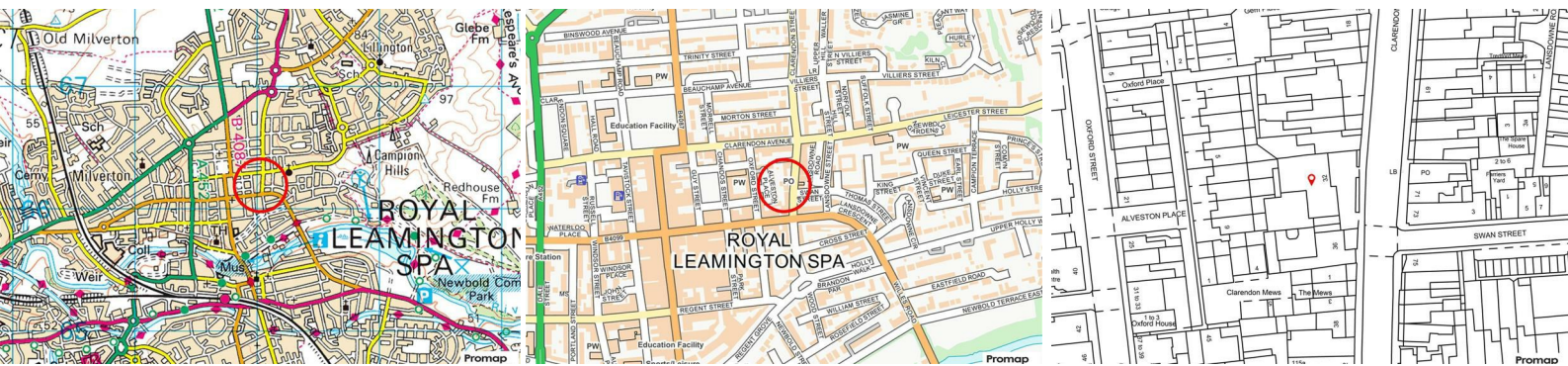
GROSS INTERNAL AREA  
FLOOR PLAN 46.8 m<sup>2</sup> (504 sq.ft.)  
EXCLUDED AREAS : HALLWAY 9.2 m<sup>2</sup> (99 sq.ft.) STORAGE 1.2 m<sup>2</sup> (13 sq.ft.)  
TOTAL : 46.8 m<sup>2</sup> (504 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





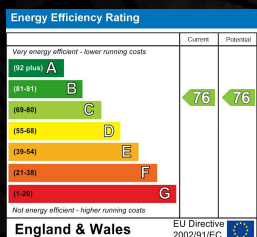
- Ground Floor Apartment
- Allocated Parking Space
- Spacious Kitchen
- Refurbished To A High Standard
- ICW Building Warranty

- Leamington Town Centre
- One Double Bedroom
- 999 Years Lease
- Double Glazing
- Ideal For First Time Buyer Or Investor



## CLARENDON STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
[sales@complete247.co.uk](mailto:sales@complete247.co.uk)  
[www.complete247.co.uk](http://www.complete247.co.uk)

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