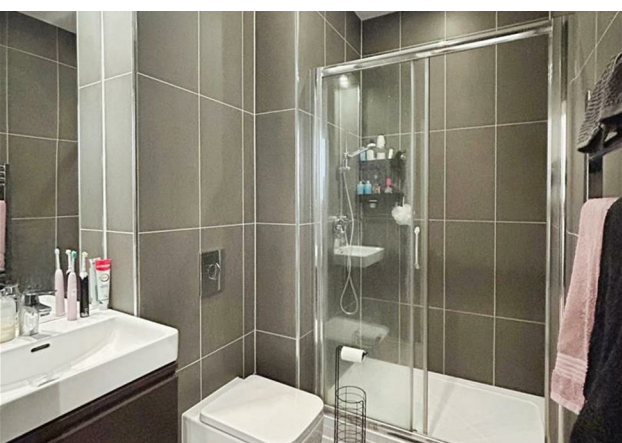




VILLIERS HOUSE, CLARENDON AVENUE

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SALES & LETTINGS





Developed by 'Spitfire bespoke homes', a generously proportioned, luxury apartment, positioned at the heart of Leamington Spa town centre, yet on the back of the building, away from street noise. The property is approached via attractive communal corridors, with a lift to all floors. The apartment is entered into an entrance hall, with an integral storage cupboard and enough space to position occasional furniture. This leads to a large contemporary bathroom and to the generously proportioned and attractively fitted, open plan living dining and kitchen space. This in turn provides access to the two spacious double bedrooms, one with an en-suite shower room. All windows facing a southerly direction and allow rooftop views. The apartment is ideal for first time buyers.

Entrance Hall

Entered from the communal corridor, via a door with a spy hole, with full height partially obscured windows on either side. Internal panel doors radiate to the open plan living dining and kitchen space, to the guest WC and to a storage cupboard. There is space to position occasional furniture and a recess suitable for hanging cloaks. There are recessed spotlights to ceiling, a ceiling mounted extractor and a wall mounted receiver for the video entry system. The storage cupboard contains a ceiling mounted light point, a wall mounted electric fuse board and the central furnace, which powers both the hot water system and the underfloor heating.

Open Plan Living Room

This light and spacious room has a double-glazed window facing in a southerly direction, allowing rooftop views, also featuring elegant hardwood flooring, contemporary spotlights, a TV connection point and a sliding glass door leading to the second bedroom."

Breakfast Kitchen

Fitted with a range of modern high and low-level storage units, this stylish kitchen features a good-sized breakfast bar with space for two stools, perfect for casual dining. Additional highlights include a Neff oven and microwave, integrated appliances such as a dishwasher, washing machine, and fridge/freezer, along with a mirrored splashback, stainless steel sink with mixer tap, under-counter lighting, and ceiling spotlights for a bright, contemporary finish.

Bathroom

A contemporary, high-specification bathroom, fully and stylishly tiled throughout. Features include a recessed mirror, low-level WC, bath with shower over and glass screen, an extra-large hand basin set within a sleek vanity unit, heated towel radiator, and ceiling spotlights, all combining to create a luxurious and modern feel.

Master Bedroom

A spacious, fully carpeted double bedroom featuring a separate dressing area and built-in sliding door wardrobes. A large double-glazed window to the rear elevation provides plenty of natural light, while ceiling spotlights add a modern touch. There is ample space for additional storage units or a dressing table, making this a versatile and comfortable room.

En-Suite

Elegant en-suite shower room featuring a generous walk-in shower, contemporary low-level WC, large integrated mirror, heated towel rail, and a stylish vanity unit with a spacious hand basin, all enhanced by modern spotlighting.



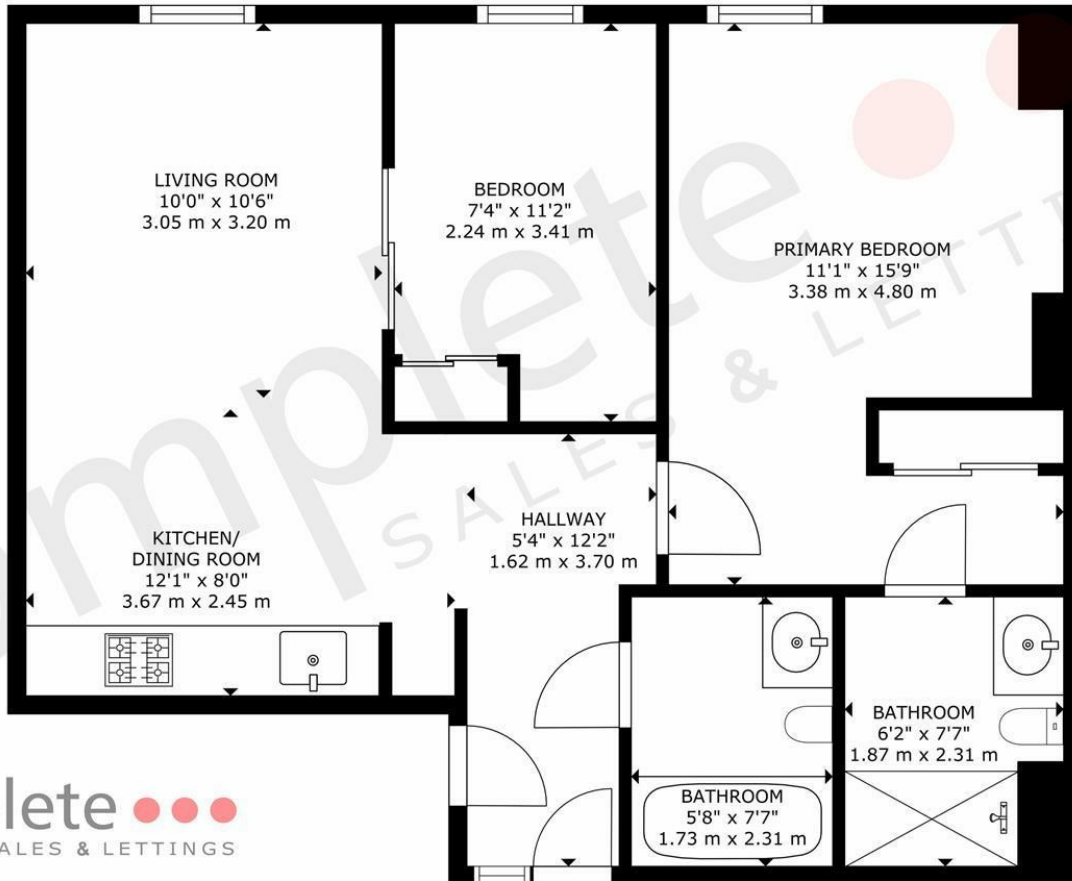
Second Bedroom

A fully carpeted second double bedroom, illuminated by sleek ceiling spotlights and featuring a large rear-facing double-glazed window. Stylish sliding doors provide seamless access to the open-plan kitchen and lounge area.

Location

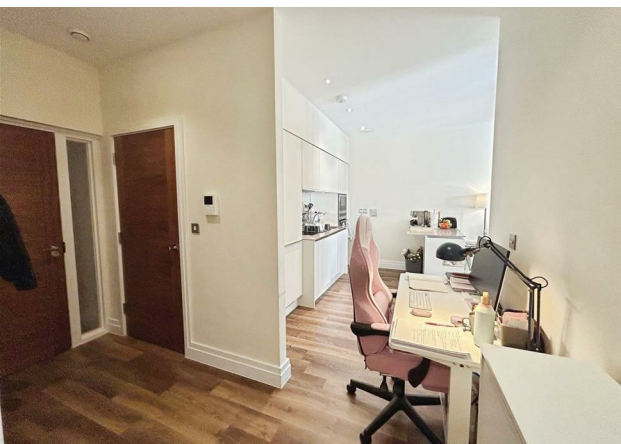
A stylish cosmopolitan apartment building, in the heart of Leamington Spa, seconds from the vibrancy of The Parade, walking distance from the train station, from which hourly fast trains run to London Marylebone. Convenient for everything Leamington Spa has to offer - with its beautiful tree-lined avenues and parks and historical architecture. There is a great choice of diverse high street & boutique shops, 'spoilt for choice' restaurants, café's & bars, offering unique shopping, dining, recreational and cultural experiences. Leamington offers a range of excellent private and state schools. Leamington has recently been voted one of the most desirable places to live in the UK and is renowned for London commuters settling here, not just down to the station but the convenience of the close by M40 motorway networks.





GROSS INTERNAL AREA
FLOOR PLAN: 630 sq. ft, 58 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Luxury Apartment
- Open Plan Living And Kitchen Space
- En-Suite To Master Bedroom
- Away From Street Noise
- Underfloor Heating
- Town Center Location
- Two Double Bedrooms
- Excellent Specification
- Generous Entrance Hall
- First Time Buyer Opportunity



VILLIERS HOUSE, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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