



## CLARENDON PLACE, TOWN CENTRE

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SALES & LETTINGS









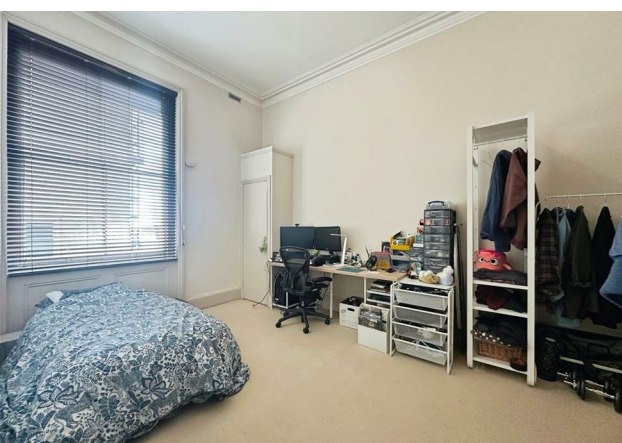
A spacious one-bedroom apartment situated in one of the most beautiful Victorian mansions in the centre of Leamington Spa. The first-floor apartment has a huge sash window that enjoys iconic Leamington Skyline views. The property has a share of freehold with a very long lease and comprises of hallway, an open-plan lounge diner with a centre island fitted kitchen. There is a spacious bedroom with high ceilings and a bathroom. The location is on the immediate doorstep of all the vibrancy of Leamington town centre living, which includes all the restaurants, bars, coffee houses, shops and boutiques. It's perfectly positioned for a downhill walk towards a train station, which takes around 10 minutes to walk to. Here you can take direct trains to London Marylebone in just over an hour. There are beautiful scenic parks, all along the banks of the River Leam, all within easy walking distance. This property is offered with no chain.



It's in the details...

#### Communal Entrance

Stone steps lead up to the arched storm porch with the communal entrance door and intercom. Inside the hallway are stairs that lead to the first floor, where you will find apartment number five.



#### Hallway

A painted fire door leads into the entrance hall with timber laminate flooring, intercom, radiator, doors to the lounge/ kitchen/ diner, bedroom and the bathroom.

#### Lounge Kitchen Diner

With a continuation of the timber effect laminate flooring into the large open plan space with high vaulted ceilings, with coving and there is a large feature Victorian bay sash window to the front. There are two radiators, a timber effect kitchen with long brushed chrome handles, which includes black Granite worktops with a sunken sink, surface mounted mixer tap, with engraved drainer. There is an integrated washing machine, dishwasher, oven, a four-ring gas hob with an extractor over. There is a central island which has the fridge and fitted freezer as well as a breakfast bar.

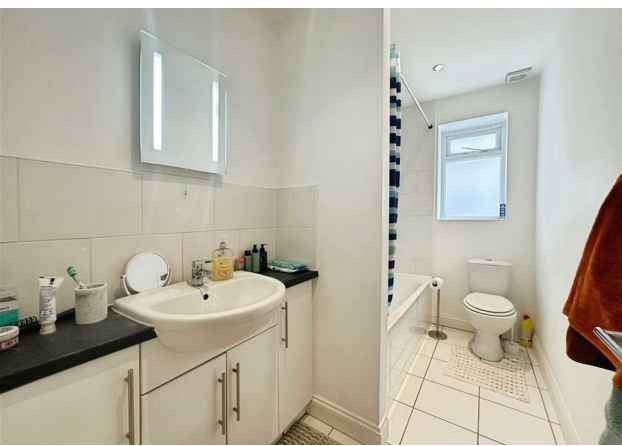


#### Bedroom

A high ceiling bedroom, with a large timber single glazed sash window. There is an airing cupboard with the gas combi boiler. There is a radiator and coving.

#### Bathroom

Fitted white suite comprising a bath with a static shower over, there is a toilet, a vanity storage unit with handbasin and tap, tiled splashback and an LED mirror. Tiled flooring, downlights, an extractor and a timber double-glazed window.



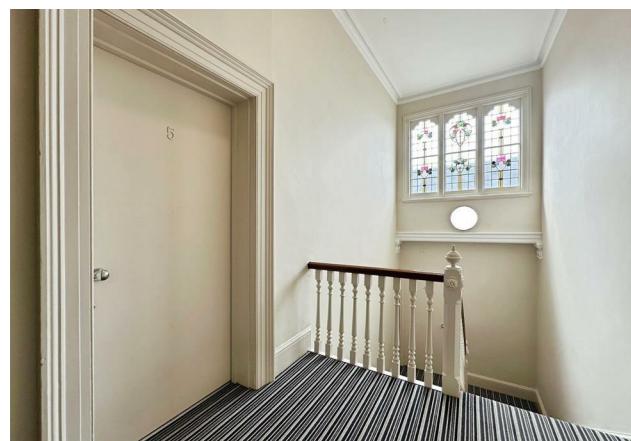
#### Location

This Victorian conversion is situated in a quiet & trendy position, set amongst a row of similar large buildings in this highly regarded residential address. Dating from the 1880's this property is in a sought-after conservation area, walking distance from the train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam, which is a moment's walk from Clarendon Place. Throughout the town, there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, and

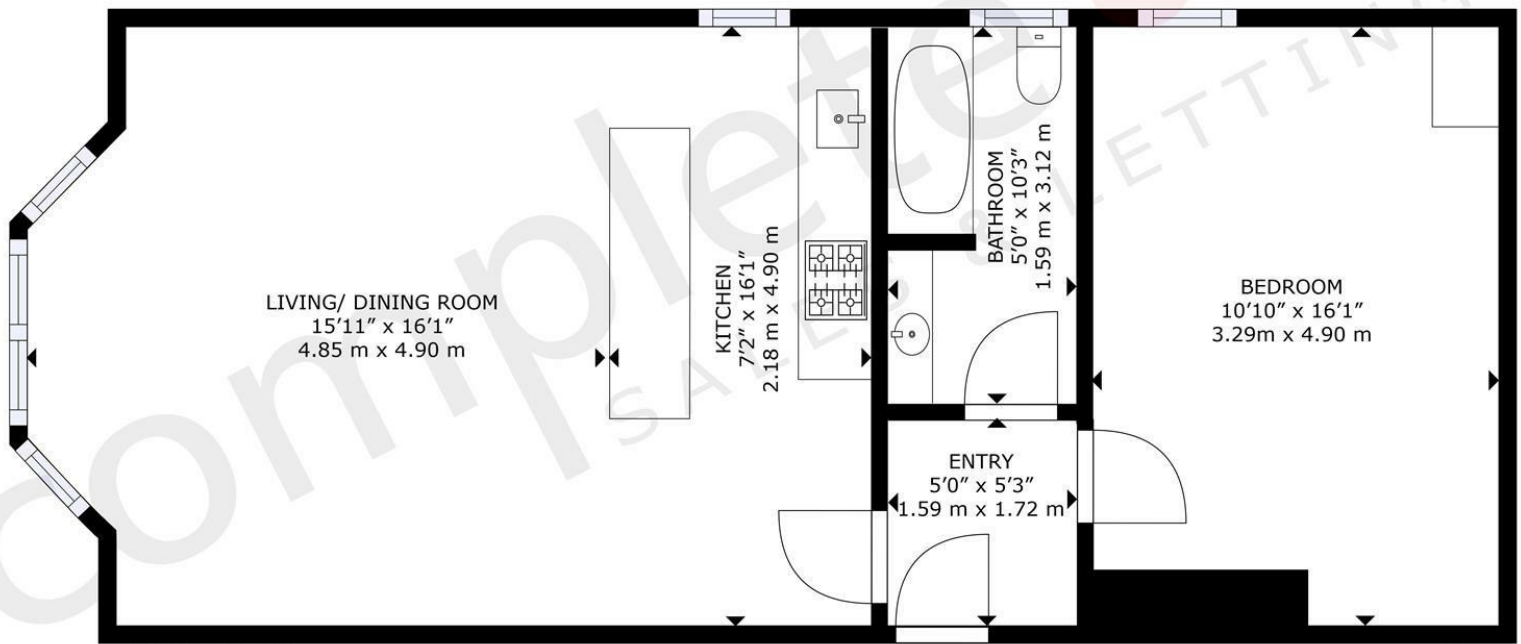




King's High School for Girls. Leamington Spa train station 0.7 miles (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.2 miles, Warwick Parkway Station 4.7 miles (trains to London Marylebone from 69 mins), M40 (J13) 4.4 miles, Stratford upon Avon 12 miles, Coventry 10 miles (trains to London Euston from 61 mins), Birmingham International Airport 15.5 miles, Birmingham City Centre 26 miles (distances and times approximate).







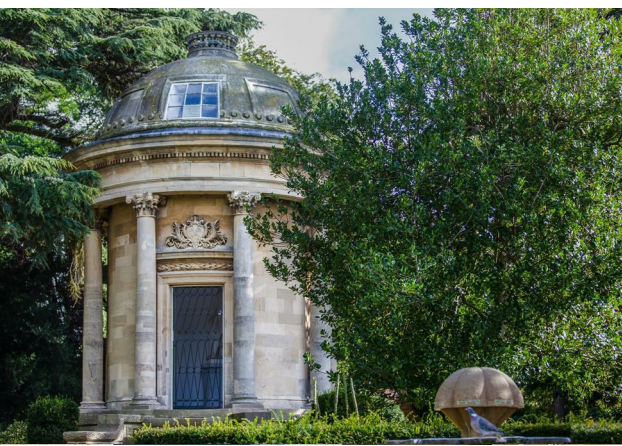
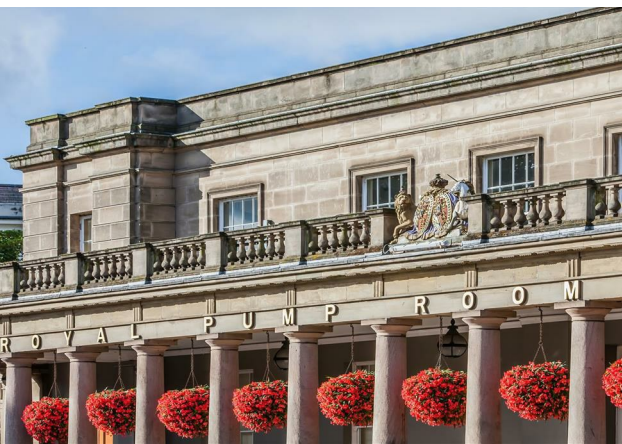
FLOOR PLAN

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GROSS INTERNAL AREA  
FLOOR PLAN: 591 sq. ft, 54 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert







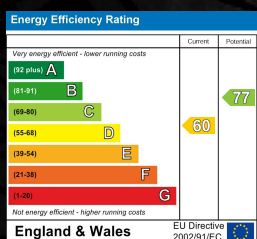
- Victorian Mansion Conversion
- 1/8th Share Of Freehold
- Lounge/ Kitchen/ Diner With Huge Bay Window
- Bathroom
- No Chain

- First Floor Apartment
- Over 980 Years on lease
- One Bedroom
- Gas Central Heating
- Walking Distance Town/Parks/Train Station



## CLARENDON PLACE, LEAMINGTON SPA

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



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