



CLARENDON PLACE, CENTRAL LEAMINGTON

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SALES & LETTINGS





A wonderful opportunity to buy a garden apartment situated in one of the most beautiful Victorian mansions in the centre of Leamington Spa. The ground floor apartment has a share of freehold, with a very long lease and comprises a hallway, an open-plan lounge diner with an open kitchen. There are two spacious bedrooms with high ceilings, an en-suite 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 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

Painted fire door leads into the hallway, which has timber effect laminate flooring, downlights and steps down to the inner-hallway, which has doors off to the lounge/diner, kitchen, two bedrooms and bathroom.

#### Lounge/Diner

Timber effect flooring, a radiator, timber French doors to the garden. There's a large square opening through to the kitchen.

#### Kitchen

A white fitted kitchen with brushed chrome handles and dark worktops, which includes a one-and-a-half bowl stainless steel single mixer tap. A fitted oven, a gas hob with an extractor over. There is a fitted fridge freezer, washing machine and a slimline dishwasher. There is a timber window to the side and down-lights.

#### Bedroom One

A spacious double bedroom with high ceilings, there is a timber sash window, a radiator, a cupboard with a gas boiler and a door to the en-suite.

#### En-Suite

A glass cubicle, with a mains thermostatic shower, a toilet, pedestal hand wash basin, wall light, downlights, an extractor, tiled flooring and a timber single glazed window.

#### Bedroom Two

Double bedroom, with high ceilings, a radiator and a sash window.

#### Bathroom

Fitted with a white suite comprising a bath with a glass shower screen and a mains thermostatic shower over. There's a pedestal hand wash basin, a toilet, a chrome radiator, downlights, a mirror light, an extractor and tiled flooring.

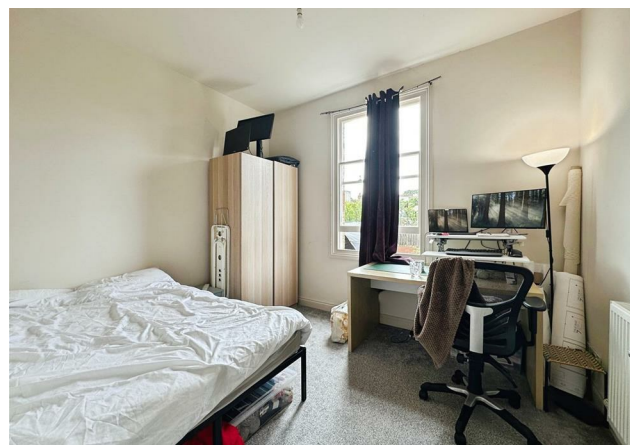
#### Garden

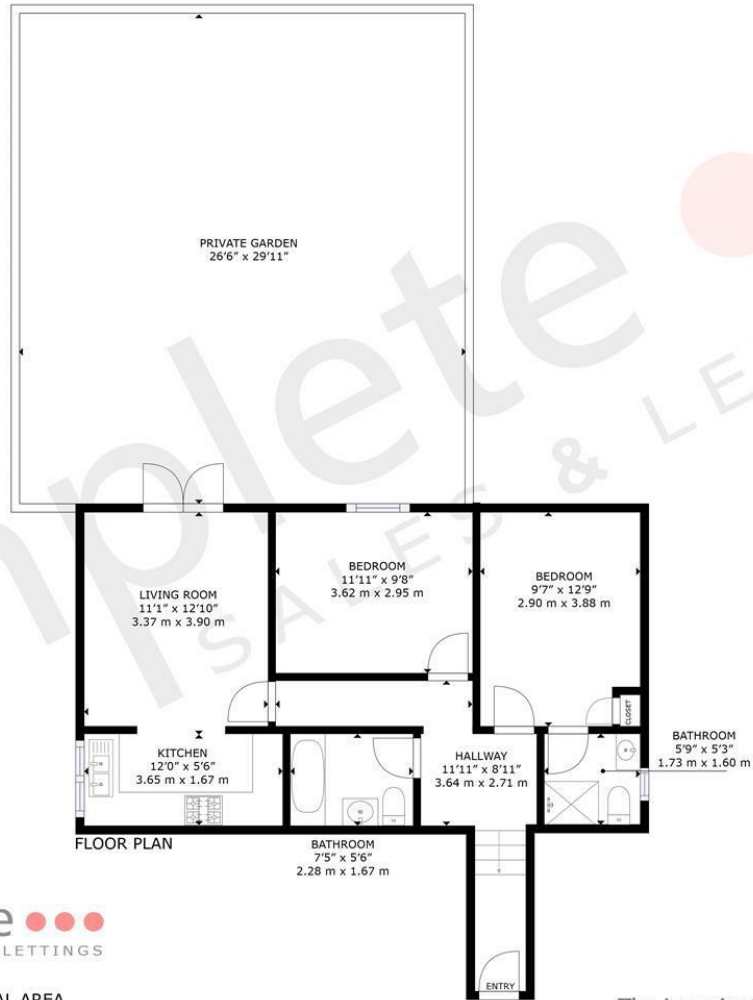
The property comes with a good-sized privately owned garden, which has a large area of lawn, slate patios, and is surrounded by brick walling. A paved pathway leads to the side gate through to the front.



#### 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).

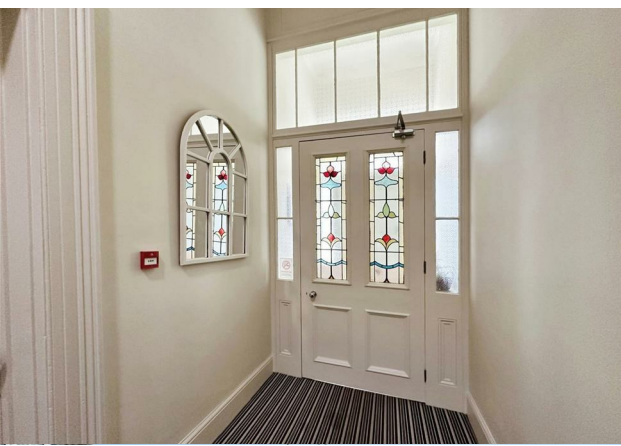




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GROSS INTERNAL AREA  
FLOOR PLAN: 643 sq. ft, 60 m<sup>2</sup>  
EXCLUDED AREA: PATIO: 773 sq. ft, 72 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE

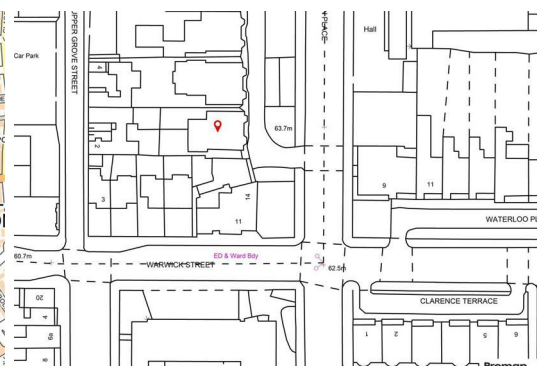
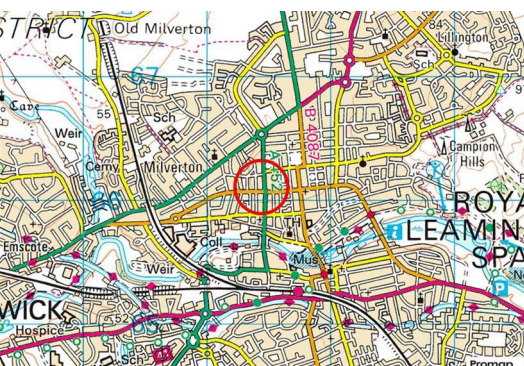
The Leamington Property Expert





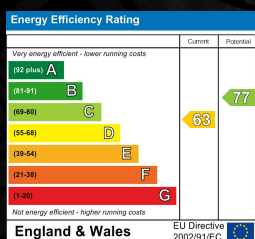
- Victorian Mansion Conversion
- 1/8th Share Of Freehold
- Ground Floor Apartment
- Two Bathrooms
- No Chain

- Originally 1880's Converted 2006
- Over 980 Years on lease
- Two Bedrooms
- Private Garden
- 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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