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Clarendon Avenue  
CV32 5PR



## Clarendon Avenue CV32 5PR

Nestled in the heart of Leamington Spa, this charming one-bedroom apartment on Clarendon Avenue offers a delightful blend of modern living and convenience. The property features an open plan kitchen and living area, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining.

The apartment is ideally situated, just a stone's throw away from a vibrant array of shops, restaurants, and coffee houses, ensuring that you are never far from the local amenities that make this town so appealing. For those who enjoy the outdoors, Christchurch Gardens and tennis courts are conveniently located opposite, providing a lovely green space for leisurely strolls or a friendly game of tennis.

This property is an excellent opportunity for first-time buyers or investors looking to enter the Leamington Spa market. With a ground rent of £196.67 per annum and a service charge of £1716.00 per annum, the apartment also boasts a lease with approximately 115 years remaining, offering peace of mind for years to come.

In summary, this one-bedroom apartment is a perfect blend of comfort, location, and potential, making it a must-see for anyone looking to enjoy the best of Leamington Spa living.

The property is currently rented out at £1105pcm with tenancy leaving shortly. It would be recommended that you would re-let at £1100-1200pcm.

**selling quality**  
property since 1995















## Dimensions

### Living Room/Kitchen

8.46 x 6.51

### Bedroom

6.30 x 3.83

### Shower Room



# Floor Plan



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metreplan 12/2025

Total area: sq ft

## Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

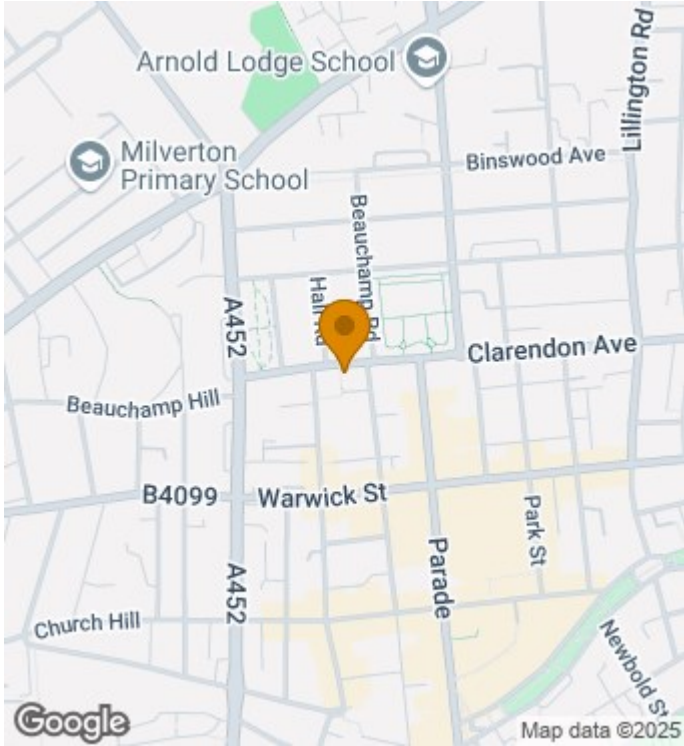
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

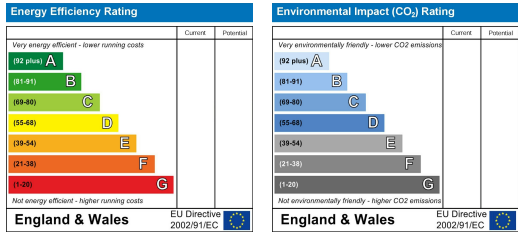
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



## EPC



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