, 12 CLARENDON STREET

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SALES & LETTINGS

A ground-floor apartment in a wonderful early Victorian building situated in the sought-after conservation area of North Leamington Spa. Moments walk to the parks, vibrant town centre and train station. The apartment comprises two double bedrooms, an open plan lounge/kitchen/diner with granite worktops and fitted appliances. There is a shower room, utility cupboard, communal courtyard garden and electric gated parking space. Leasehold with 105 years remaining. Offered no onward chain.

It's in the details...

Communal Entrance
The beautiful white-painted building has iron railings and gates that lead to the storm porch with an original black painted door with an intercom. (The building has just been painted) The hallway is well kept and a corridor leads to apartment 1.

Entrance Hall
Luxury vinyl tiled Karndean timber effect flooring, a radiator, timber effect doors lead to the lounge kitchen diner, both bedrooms and the bathroom. There is a useful double door storage cupboard which has space and plumbing for a washing machine.

Lounge kitchen Diner
With beautiful high ceilings, coving, and large original timber sash windows to the front elevation. There is timber effect Karndean flooring and two radiators.

Kitchen area
Fitted with timber effect units with mottled granite worktops, a sunken stainless steel sink with a surface-mounted mixer tap and an engraved drainer. Fitted dishwasher, fitted fridge, a fitted freezer, Smeg oven, four ring Smeg electric hob and a Smeg extractor. There is a cupboard housing the Worcester 24i Gas combination boiler. Under-counter lighting and wine rack.

Bedroom One
With high ceilings, coving, timber glazed door with matching side windows leads to the communal outside space. Radiator and ample space for bedroom furniture.

Bedroom Two
A double bedroom with high ceilings, coving, a feature wallpapered wall, a radiator and a timber sash window.

Shower Room
With glass quadrant shower enclosure with mains thermostatic shower, pedestal hand wash basin with a chrome mixer tap, a toilet, an extractor, an electric shaver point, a chrome towel radiator, majority tiled walls and tiled floor.

Parking
There is an allocated parking space at the rear of the property behind the remote control gate. There are also communal courtyard spaces.

Location

This Victorian home is situated in a quiet & trendy position close to the popular brunch restaurant the Steam House, in a highly regarded residential address. This early Victorian conversion is one of 5 apartments in the sought-after conservation area, walking distance from the town & train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam. There is a wealth of elegant properties, especially the Victorian and Georgian heritage, which Leamington is renowned for. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Public schools locally are North Leamington School, St Peter's Catholic Primary School, and St Paul's CofE Primary School. Spa Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).

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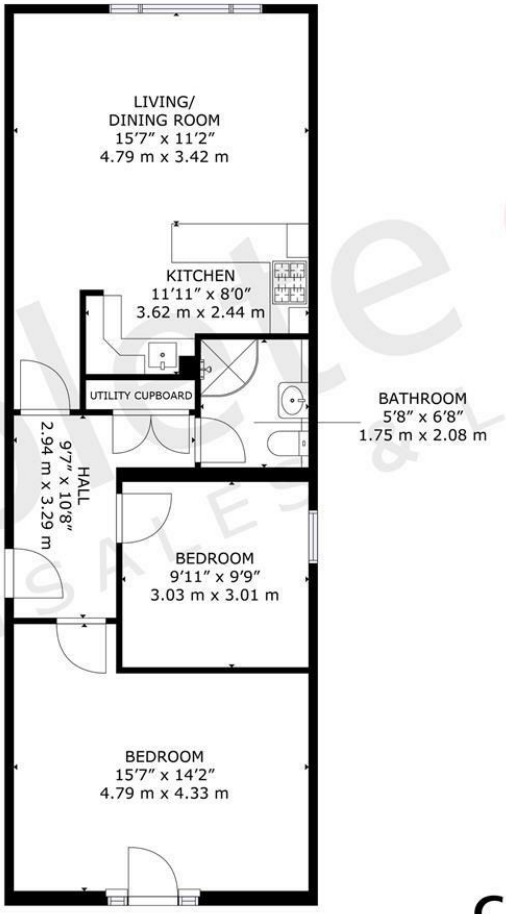

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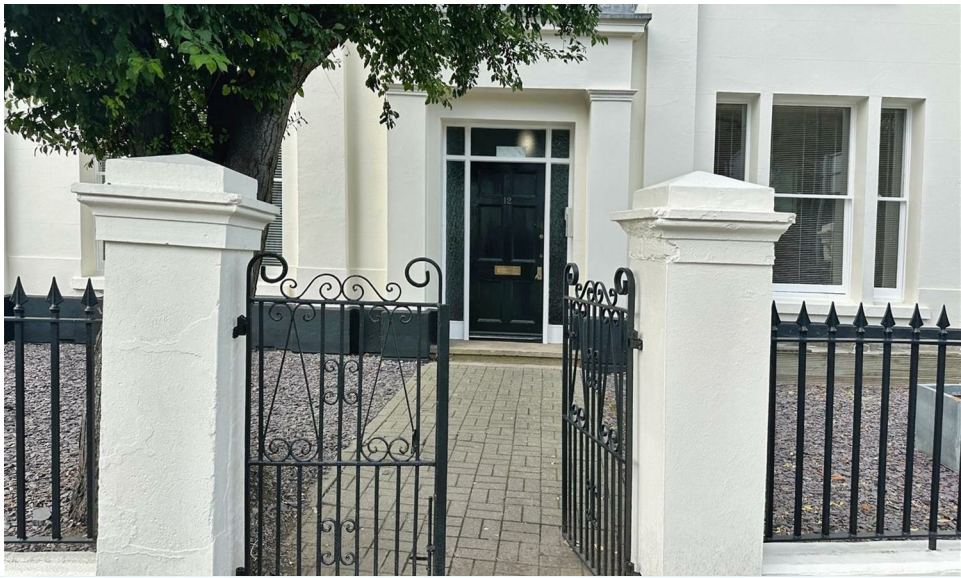
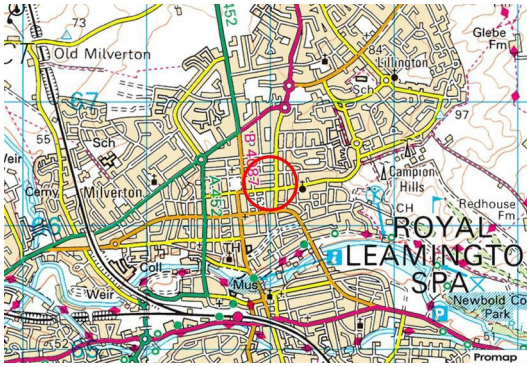
GROSS INTERNAL AREA
TOTAL: 738 sq.ft, 68 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Ground Floor Apartment
- Two Double Bedrooms
- Lounge Kitchen Diner
- Utility Cupboard
- Electric Gated Parking
- Victorian Conversion
- Central Leamington
- Shower Room
- Walking Distance To Town & Station
- No Chain



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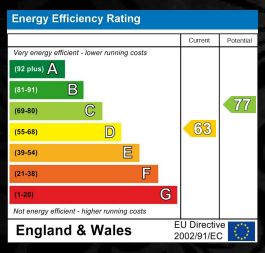
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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