



Connells

Clarendon Square
Leamington Spa

Clarendon Square Leamington Spa CV32 5QY

for sale offers over
£260,000



Property Description

Situated in the highly sought-after Clarendon Square, the property enjoys beautiful views overlooking the square's attractive green space & mature trees, while remaining just a short walk from Leamington's excellent selection of shops, bars, restaurants, parks & transport links.

The accommodation comprises a welcoming entrance hallway leading to an impressive open-plan kitchen, living & dining area. Flooded with natural light, this superb space features a striking pair of French windows opening onto a Westerly facing balcony providing the perfect spot to relax & enjoy views across the square. The property also offers a spacious double bedroom & a well-appointed bathroom. A particular feature of the apartment is the additional bedroom/study located on the lower mezzanine level, which benefits from previous planning permission for the installation of a pod-style shower room. This versatile space can be used as a home office, guest accommodation or further enhanced to suit individual requirements.

Externally, the property benefits from a garage en bloc, providing valuable off-road parking or storage, in addition to on street permit parking. Residents also have access to a well-maintained communal garden.

Combining period elegance, character features & a highly desirable location overlooking one of Leamington's most picturesque garden squares, this unique property is an ideal choice for professionals, downsizers or investors seeking stylish town centre living.

Communal Entrance

Well-maintained communal entrance with stairs to all floors and access to the separate office/studio.

Mezzanine Bedroom/Studio

East facing with a radiator, a water meter and a sash window to rear elevation. With planning permission previously granted (2014) for pod-style shower room.

Entrance Hallway

Welcoming entrance hallway. There is access to the loft via a ladder which houses the central heating boiler and doors off to the open plan kitchen lounge dining room, bedroom and bathroom.

Open Plan Kitchen Living Diner

Kitchen Area

Schreiber kitchen fitted with wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, electric hob with cooker hood over, a washer/dryer, dishwasher and fridge, wooden flooring.

Lounge/Dining Area

Light and airy lounge/dining area boasting high ceilings, coving and picture rails. With three pairs of French windows opening onto a Westerly facing balcony.

Balcony

Westerly facing balcony overlooking the attractive mature square.

Bedroom

Generously sized double bedroom with coving and picture rails whilst, radiator and a sash window to rear elevation east facing .

Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail and a window to rear elevation, east facing.

Parking

Permit parking available.

Garage En-Bloc

Situated to the rear of the building, with an up and over door.

Communal Cellar

Access via communal entrance, with two chambers ideal for storage.

Communal Garden

To the rear of the building is the attractive communal garden landscaped with patio area.

Lease Information

The property is sold with a share of the freehold. The lease length of 189 years from 1st March 1980. This property is subject to management costs to include £130 per calendar month.

Further information available upon request.

Agents Note

Our seller has advised she has previously obtained planning permission for the installation of a pod style shower room within the mezzanine level. Interested parties are advised to make their own enquiries through their solicitor or conveyancer regarding any necessary consents, permissions and the current status of the approval.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 83.3 m² (896 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D

Council Tax
 Band: C

Service Charge:
 1560.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315144

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Mar 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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