

Peter Clarke

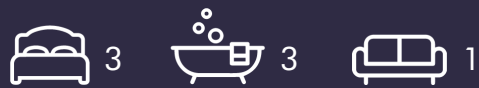
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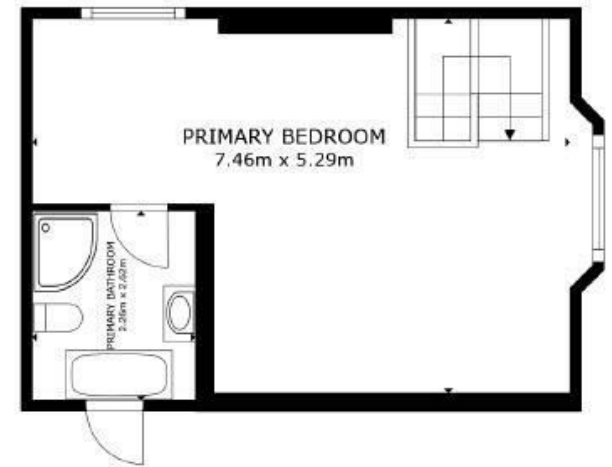
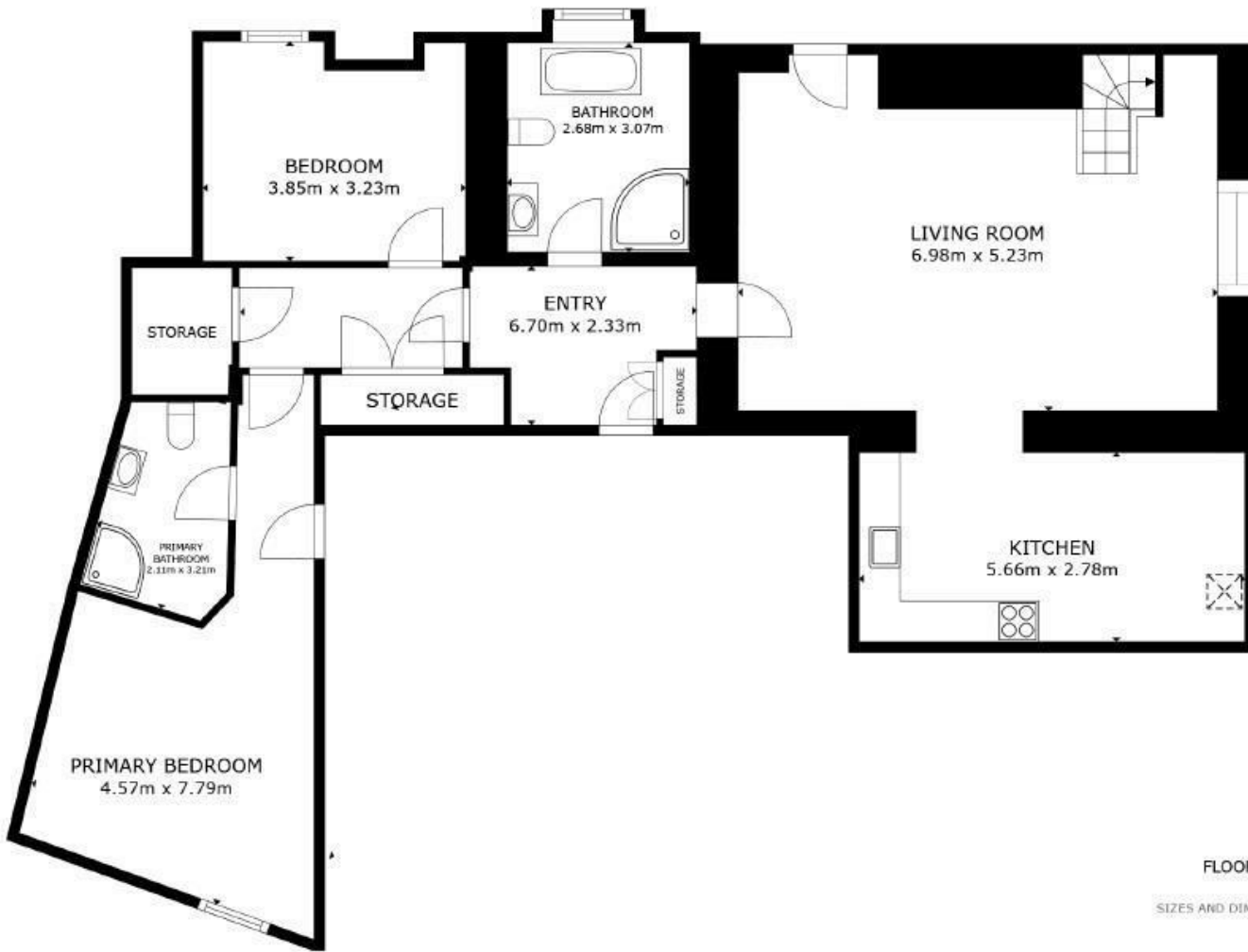
Flat 1, Clarendon Rise Beauchamp Hill, Leamington Spa, CV32 5NY

Clarendon Rise is an elegant three-bedroom, three-bathroom maisonette forming part of one of Leamington Spa's iconic Grade II Listed Regency buildings, ideally positioned on Beauchamp Hill just a short stroll from the Parade.

Extending to approximately 1,750 sq ft and comprehensively renovated in 2019, the property offers beautifully presented and versatile accommodation arranged over two floors. The lower ground floor centres around a bright, dual-aspect open-plan sitting and dining room with direct access to the communal gardens, alongside a contemporary, fully integrated kitchen. Two generous double bedrooms are located on this level, including a guest suite with en suite and walk-in wardrobe, served by a stylish family bathroom.

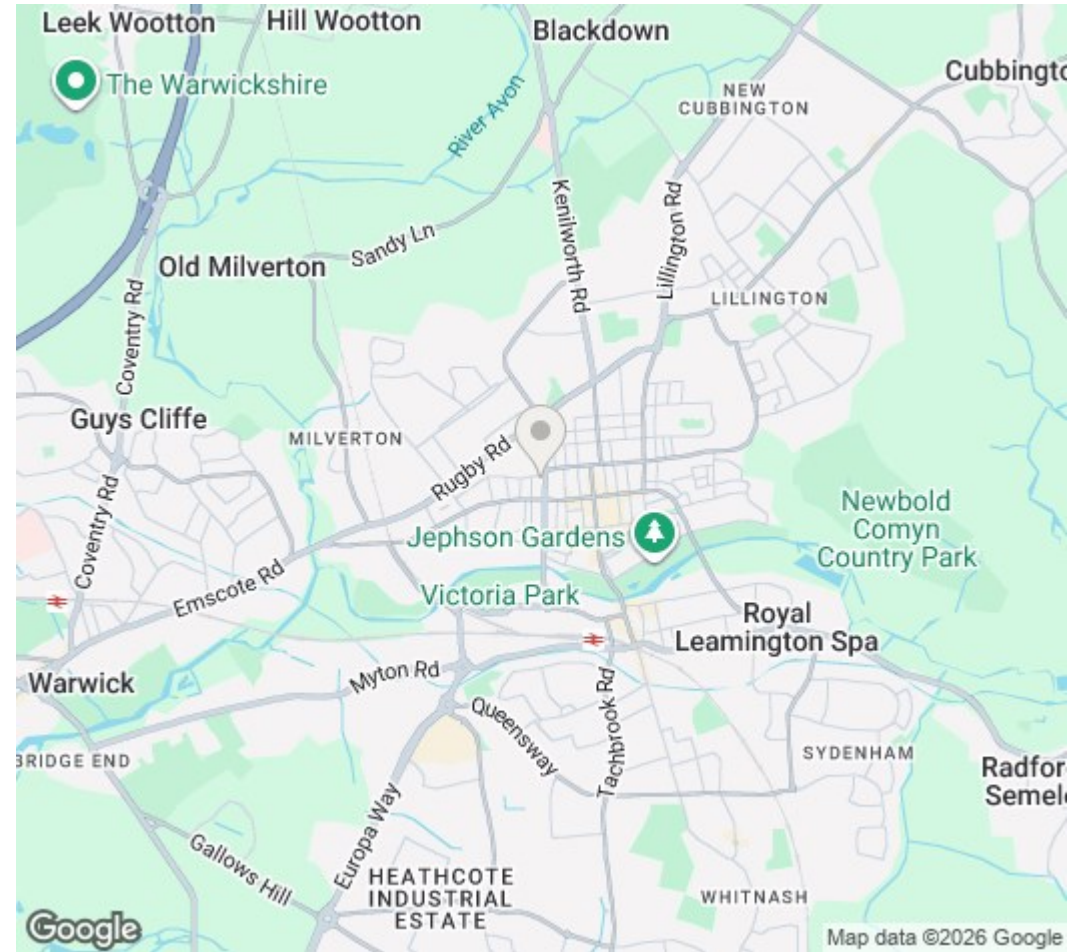


Price Guide £595,000



GROSS INTERNAL AREA  
 FLOOR 1 126.4 m<sup>2</sup> FLOOR 2 39.6 m<sup>2</sup>  
 TOTAL : 166.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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