



## Clarendon Avenue, Leamington Spa

£1,250 Per Calendar Month

- Two bedroom Mews House
- Part Furnished With Wardrobes
- Modern Bathroom
- Low Maintenance Front Garden
- Walking Distance To Town Centre
- Secured Gated Entry
- EPC Rating C - 73
- Permit Parking
- Gas Central Heating
- Available 27th July 2026

# Clarendon Avenue, Leamington Spa, CV32 4SB

A two bedroom mews house situated in a security gated development of Clarendon Avenue in the heart of Leamington town centre. This comprises; entrance hallway, guest WC, open plan lounge/kitchen/dining room. On the first floor there are two double bedrooms and the shower room. Benefitting from a low maintenance courtyard garden as well as permit parking for one car and two visitor spaces applied via the council.



2



1



1



C - 73

Council Tax Band: C



## **The Property**

A two bedroom mews style property located one minute walk from Leamington Town Centre. It comprises; entrance hallway, guest WC, open plan lounge/kitchen/dining room. On the first floor there are two bedrooms and modern shower room. Benefitting from a low maintenance front garden as well as permit parking applied via the council for two spaces and space for visitors.

## **Approach**

Via gated access off Clarendon Avenue leading to an intercom entry system, security camera and pathway leading to the property.

## **Entrance Hallway**

Comprising laminate flooring, stairs rising to the first floor and doors to the open plan lounge/kitchen/dining room and the downstairs cloakroom.

## **Downstairs Cloakroom**

Fitted with a wash hand basin, low level W/C, laminate flooring, tiling to the splash back areas and a radiator.

## **Open Plan Kitchen/Lounge**

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated Bosch electric oven and a Bosch electric four ring hob with extractor fan over, integrated Beko slimline dishwasher and integrated fridge and laminate flooring. Light and airy lounge/dining area, comprising a television point, laminate flooring, a radiator and two double glazed windows to front elevation.

## **Landing**

The stairs lead from the hallway comprising a cupboard housing the central heating boiler and housing the Zanussi washer/dryer. With door to both bedrooms and the shower room.

## **Bedroom One**

Double bedroom having a radiator, a double glazed window and a Velux window skylight. electric sockets with usb charge points and a mirrored double wardrobe.

## **Bedroom Two**

Bedroom comprising a radiator and a double glazed window to front elevation. Wardrobe unit and shelving.

## **Shower Room**

Fitted with a three piece suite, comprising a wash hand basin, shower unit, low level W/C, partly tiled walls,

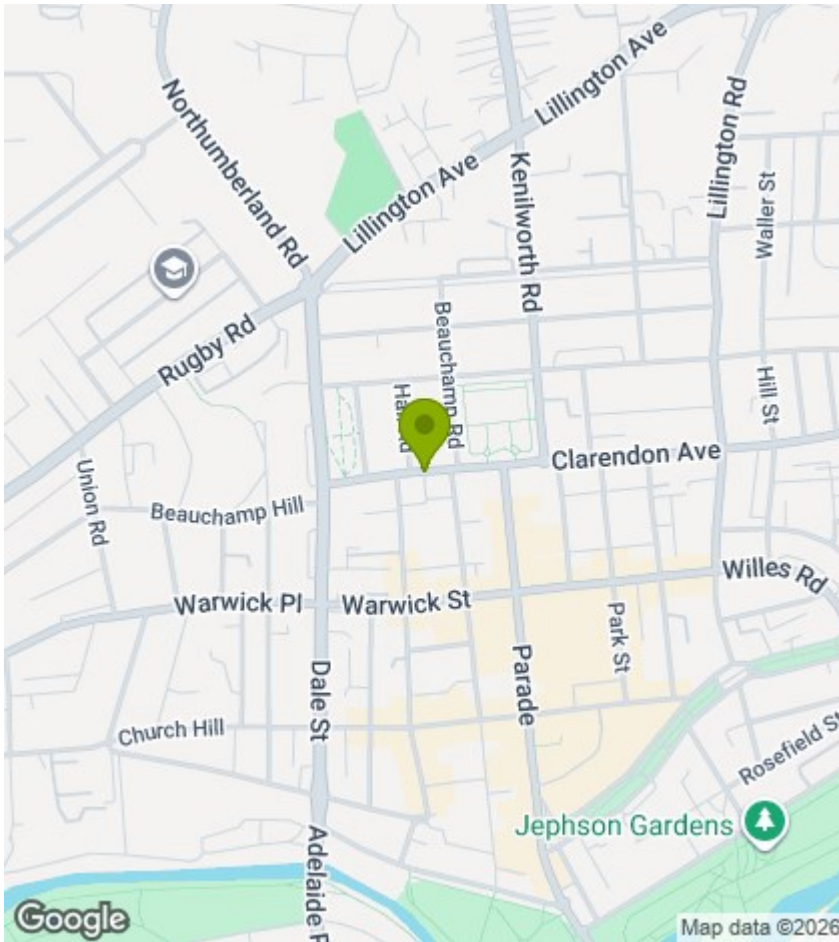
extractor, tiled flooring, a chrome heated towel rail and a double glazed window to front elevation.

## **Garden**

Situated to the front of the property, there is a small garden being mainly gravel with planted borders and hedging with outdoor furniture including two chairs and table.

## **Parking**

There is permit parking available for two cars - applied for via the council.



### Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 28.7 sq. metres



**First Floor**  
Approx. 31.1 sq. metres



Total area: approx. 59.8 sq. metres