



**Connells**

Clarendon Place  
Leamington Spa



# Clarendon Place Leamington Spa CV32 5QN

for sale  
**£210,000**



## Property Description

Nestled within one of Leamington Spa's most striking Victorian mansions, this spacious one-bedroom apartment combines period elegance with a prime town centre location.

This beautiful first-floor apartment features a magnificent sash window that frames panoramic views of Leamington's iconic skyline. The property will benefit from a brand-new 999-year lease and offers well-proportioned accommodation comprising an entrance hallway, a stylish open-plan lounge and dining area with a modern fitted kitchen and central island, a spacious double bedroom with high ceilings, and a well-appointed bathroom.

Ideally located, the apartment is just moments away from the vibrant atmosphere of Leamington town centre, offering an array of restaurants, bars, coffee houses, shops, and boutiques right on your doorstep. The train station is a gentle 10-minute downhill walk, providing direct services to London Marylebone in just over an hour. Beautiful scenic parks and riverside walks along the River Leam are also within easy reach.

This property is offered for sale with no onward chain.

## Communal Entrance

Well maintained communal entrance with stairs rising to the flat on the second floor.

## Entrance Hallway

Welcoming entrance hallway with doors to all rooms.

## Open Plan Lounge/Kitchen/Diner

23' max into bay x 15' 9" max ( 7.01m max into bay x 4.80m max )

## Lounge/Diner Area

Consisting of laminate flooring, a radiator and a generous sash bay window to front

elevation.

## Kitchen Area

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven and gas hob with cooker hood over, a dishwasher and washing machine. Having laminate flooring and a window to side elevation.

## Bedroom

16' 1" max x 10' 7" ( 4.90m max x 3.23m )

Generous double bedroom with a radiator and a sash window to side elevation.

## Bathroom

White three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail and a window to side elevation.

## Parking

On street.

## Lease Information

A new lease will be drawn on completion of the sale which will be a 999 year lease and an annual service charge of £2,400. The property is also being sold with a share of the freehold. No pets are allowed.

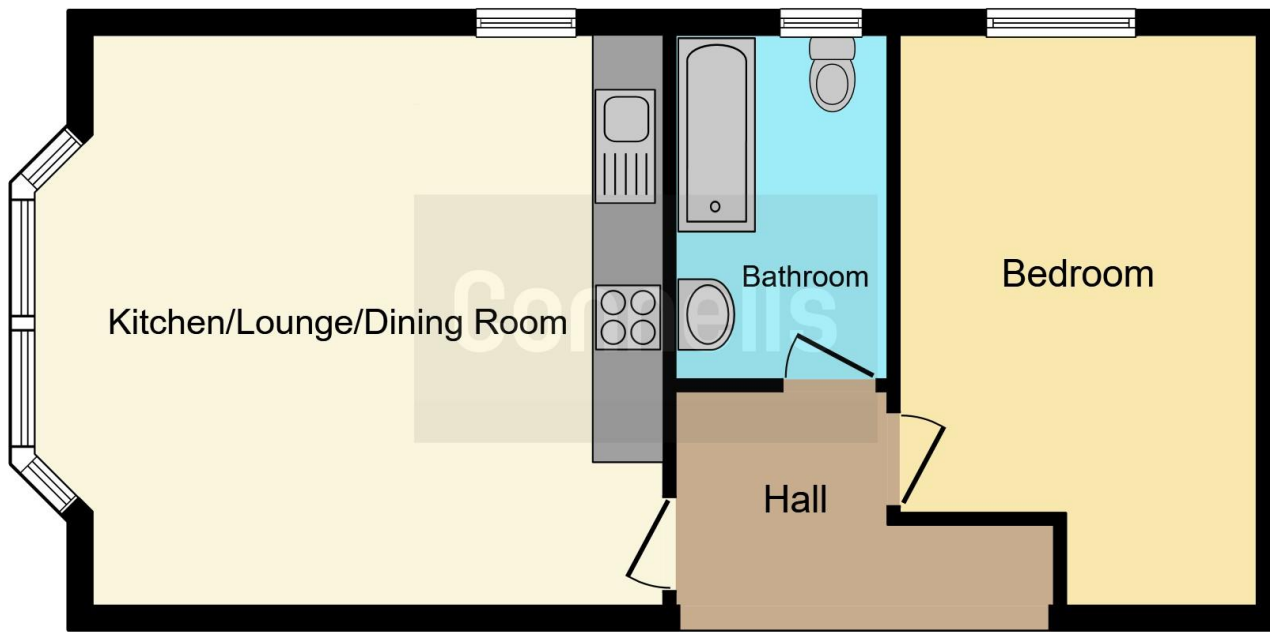
## Agent's Note

It is our understanding the current owner owns the entire Freehold of the building and this flat forms part of the Freehold title that includes all other flats within the building which are not included in this sale. The creation of a new title for the flat will be done by splitting the title once both remaining flats have been sold and a share of the freehold will also be included in the sale. In addition to this a new lease of 999 years will be created once both remaining flats are sold. Your conveyancer will take the necessary steps and advise you accordingly.

## 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.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax  
 Band: D

Service Charge:  
 2400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314775](http://connells.co.uk/Property/SPA314775)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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