



**Connells**

Hyde House Clarendon Avenue  
Leamington Spa



# Hyde House Clarendon Avenue Leamington Spa CV32 4SA

for sale offers over  
**£180,000**



## Property Description

One double bedroom first floor apartment -  
Town Centre location - No onward chain

Offered for sale with no onward chain, this well presented one double bedroom first floor apartment is ideally located in the heart of the Leamington Spa town centre, providing convenient access to local amenities and transport links.

The accommodation comprises a spacious modern kitchen area leading through to an open plan lounge, creating a bright and sociable space living space. The property further benefits from a well proportioned double bedroom and a bathroom.

Externally residents enjoy the use of a communal patio area to the rear, along with one allocated parking space situated within a secure gated car park.

An ideal purchase for first time buyers, investors or those seeking a centrally located, low maintenance home.

## Communal Entrance

Well-maintained communal entrance with stairs rising to the flat situated on the first floor.

## Kitchen

11' 9" x 8' 8" ( 3.58m x 2.64m )

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. Integrated appliances include an electric oven, gas hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. Comprising ceiling spotlights, a radiator, a double glazed window and additional sash window to side elevation.

## Lounge

11' 9" x 12' 8" ( 3.58m x 3.86m )

Light and airy lounge consisting of two radiators, ceiling spotlights, a double glazed window to rear elevation and a cupboard housing the gas central heating boiler.

## Bedroom

10' 11" x 10' 2" ( 3.33m x 3.10m )

Double bedroom having a radiator and a double glazed sash window to rear elevation.

## Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and a low level W/C. Having a shaver point, extractor fan, ceiling spotlights and a double glazed window to side elevation.

## Communal Garden

Well maintained communal patio area to the rear of the property.

## Parking

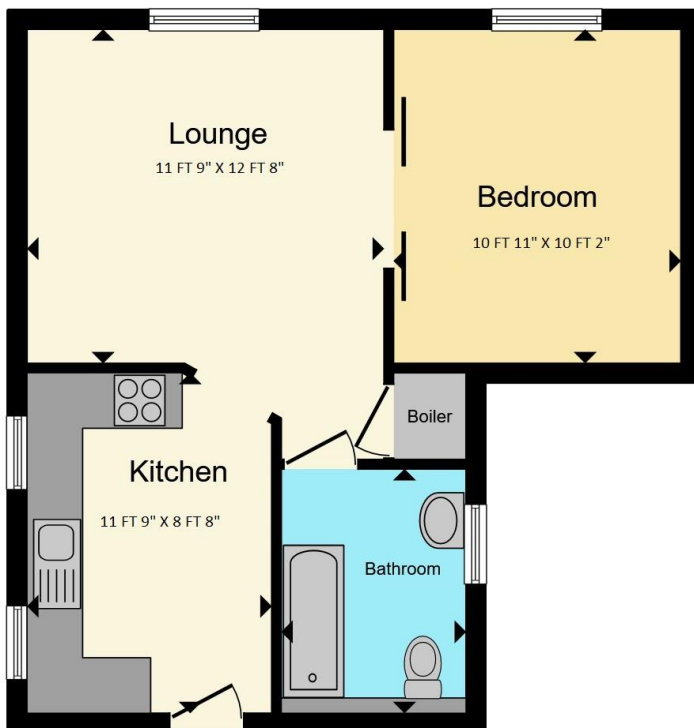
One allocated parking space situated within the secure gated car park to the rear of the property.

## Lease Information

The property is leasehold and being sold with a Share of Freehold. The lease length is 125 years from 7th December 2001. There is an annual service charge of £976.80. For further information please contact the branch.







Total floor area 43.3 m<sup>2</sup> (466 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](http://www.propertybox.io)

**Connells**



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: B

Service Charge: 976.80 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314644](http://connells.co.uk/Property/SPA314644)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Dec 2001. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA314644 - 0003