

Connells

Clarendon Place
Leamington Spa

Clarendon Place
Leamington Spa CV32 5QN

for sale
£260,000







Property Description

This attractive two-bedroom ground floor apartment is set within a well-maintained block of just eight properties, offering both privacy and a sense of community. The apartment enjoys its own private garden, providing a peaceful outdoor space rarely found with similar homes.

Inside, you'll find a bright and spacious open-plan kitchen and lounge area, ideal for modern living and entertaining. The main bedroom benefits from its own ensuite shower room, while the second bedroom is well-proportioned and served by a bathroom.

Perfectly positioned within walking distance of Leamington Spa's main high street, the property offers easy access to an array of shops, cafés, restaurants, and excellent transport links.

Offered with a new 999-year lease, a share of freehold, and no onward chain, this impressive apartment presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a comfortable, low-maintenance home in a highly sought-after location.

Communal Entrance

Well maintained communal entrance with access to the flat on the ground floor.

Entrance Hallway

Welcoming entrance hallway with a telephone entry system, ceiling spotlight, laminate flooring and steps down leading to all rooms.

Lounge Area

10' 9" max x 12' 8" max (3.28m max x 3.86m max)

Spacious light and airy lounge consisting of laminate flooring, a radiator and a door leading to the garden.

Kitchen/Diner Area

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 and gas hob with cooker hood over, a washing machine and fridge/freezer. Having laminate flooring and a window to side elevation.

Bedroom One

12' 8" max x 9' 5" max (3.86m max x 2.87m max)

Double bedroom with a built-in cupboard housing the central heating boiler, a radiator and a window to rear elevation.

En-Suite

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

Bedroom Two

9' 7" x 11' 7" (2.92m x 3.53m)

Double bedroom with a radiator and a window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail and an extractor fan.

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 £2400. 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

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: D

Service Charge: 2400.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314780

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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