

Connells

Clarendon Square
Leamington Spa

Clarendon Square
Leamington Spa CV32 5QY

for sale offers over
£220,000







Property Description

Situated on one of Leamington Spa's most prestigious addresses, this spacious two-bedroom apartment forms part of an attractive period building and offers well-proportioned accommodation in a highly sought-after location.

The property comprises an entrance hallway, a generous lounge/dining room, separate kitchen, two double bedrooms and a bathroom. Offering an abundance of space and character, the apartment presents an excellent opportunity for a purchaser to update and personalise to their own taste.

Ideally located on Clarendon Square, the property is within easy walking distance of Leamington's excellent range of shops, bars, restaurants, parks, and transport links, making it an ideal choice for professionals, downsizers, or investors alike.

Approach

With steps up to the canopy at the front elevation, leading to the communal entrance door.

Communal Entrance

Well maintained communal entrance with stairs leading to all apartments.

Entrance Hallway

Welcoming entrance hallway with a built-in storage cupboard and a telephone entry system.

Lounge

A spacious lounge offering a light and airy feel and consisting of a sash window to rear elevation and a step down leading into the kitchen.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing spaces for white goods, housing the gas combi-boiler and comprising a radiator and a window to rear elevation.

Bedroom One

Double bedroom having a radiator, laminate flooring and two sash windows to front elevation.

Bedroom Two

A good sized second double bedroom with a radiator and a sash window to front elevation.

Bathroom

A white three piece suite fitted with a wash hand basin, a bath with shower over bath and a low level WC. Having partly tiled walls, vinyl flooring, an extractor fan and a chrome heated towel rail.

Lease Information

The property is leasehold with a lease length of 125 years from 1st January 2003. The property is subject to management charges which include an annual ground rent of £75 and an annual service charge of £2,074.

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.

Agent's Note

Please note that remedial works are required to the roof of the building which has impacted the property. Interested parties must make their own enquires and obtain any reports required. We are advised that works are planned from April 2027, although this may be subject to change. The vendor has confirmed their intention to lodge a sum to cover their allocation of the costs of the works required. Details must be formally agreed between legal parties acting.







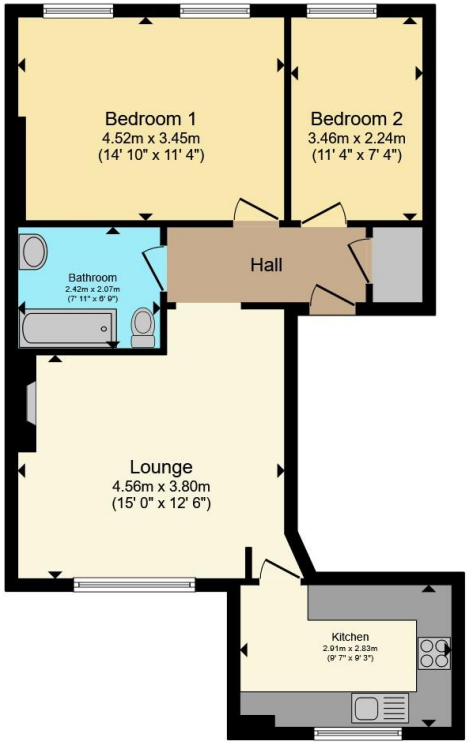









Connells
FOR SALE



Total floor area 63.3 m² (682 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

Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: B

Service Charge: 2074.00

Ground Rent: 75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315527

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.