



Clarendon Square, Leamington Spa, CV32 5QY

SBK Lettings
ELEVATING YOUR PROPERTY JOURNEY

Property Description

*** AVAILABLE NOW - CLOSE TO TOWN CENTRE

*** An elegant and generously proportioned two-bedroom lower ground floor apartment, enviably positioned within one of Leamington Spa's handsome Georgian squares, enjoying a pleasant outlook towards attractive greenery.

Perfectly placed just a short stroll from the Parade, with its wonderful selection of independent shops, cafés, restaurants and bars, the apartment also offers convenient access to Leamington Spa railway station.

Full of character and charm, the accommodation comprises a welcoming entrance hallway leading to a spacious living room, complete with a feature fireplace and a pleasant, private outlook.

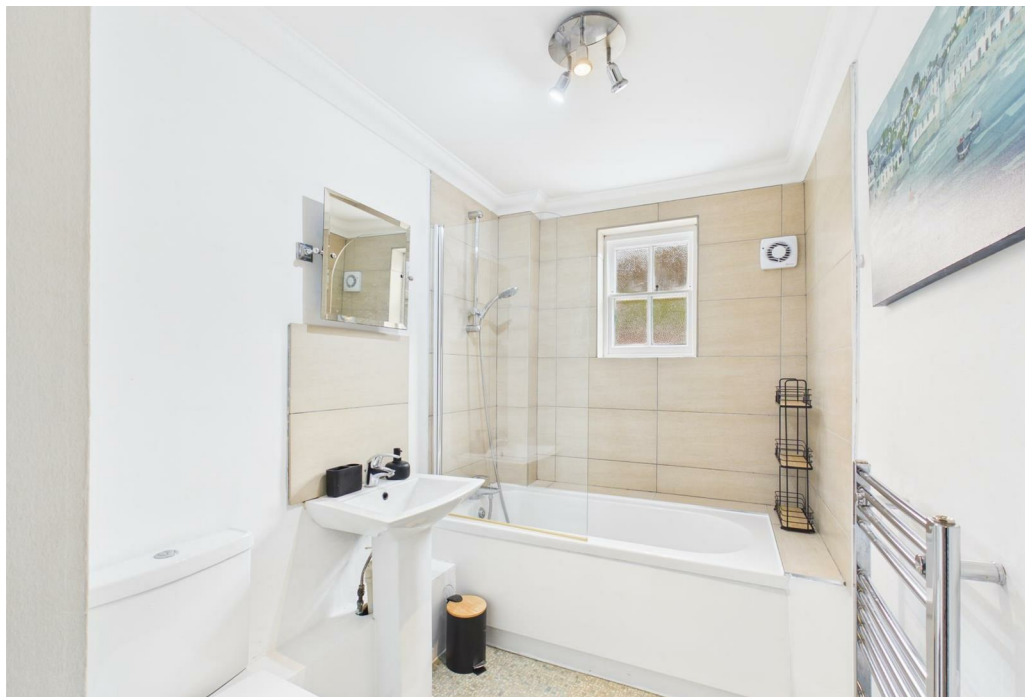
The breakfast kitchen offers ample space for a dining table and chairs and comes equipped with a fridge, freezer and washing machine.

The principal double bedroom benefits from built-in wardrobes and direct access to the private rear courtyard garden, creating a lovely connection between indoor and outdoor living. A further double bedroom, complete with freestanding wardrobe, is complemented by a bathroom fitted with a full suite, including a shower over the bath.

Outside, the property enjoys patio-style gardens to both the front and rear, providing welcome outdoor space in this sought-after town centre setting. On-street permit parking is available.

Offered PART-FURNISHED as seen within. Council Tax Band C. EPC Rating TBC







Key Features

- AVAILABLE NOW
- Leamington Spa
- Two Double Bedrooms
- Lower Ground Floor Apartment
- Part-Furnished
- Private Entrance and Patio Area
- Sought After Location Close to Town Centre
- Energy Rating TBD
- Council Tax Band C
- On Street Permit Parking



SCAN
HERE TO
REGISTER
YOUR
INTEREST



£1,350 PCM