



9 Clarendon Place  
Leamington Spa CV32 5QP  
Price Guide £400,000



# 9 Clarendon Place

This immaculately presented apartment is set within an established and imposing Grade II listed period building, prominently positioned a stone's throw from the town centre and train station. Upon entry through the grand front door, the communal entrance offers an opulent feel. The apartment is found on the lower ground floor with an entrance hallway leading into an immense open plan reception kitchen, dining, living room with Siematic handleless design with soft close function, finished in high gloss. Large double glazed floor to ceiling windows and bi-fold doors give access to the paved courtyard. There are two double bedrooms, one with a fabulous en suite shower room. There is also a bathroom with high quality fittings. Finally there is an allocated secure parking and offered with no onward chain.

## LOCATION

Clarendon Place is one of the jewels in the architectural crown of Leamington Spa being positioned a short distance north of Leamington's shopping area and being within walking distance of the full range of amenities in central Leamington including shops, restaurants and parks. There are excellent local road links available to neighbouring towns and centres together with links to the Midland motorway network whilst Leamington Spa station offers regular commuter rail links to London and Birmingham amongst other destinations.

## ON THE GROUND FLOOR

The communal entrance is accessed via biometric fingerprint entry at the large imposing front door. The elegant hallway with character high ceilings, artistic radiators, large wall mirror offers a truly opulent feel. There are both staircases and a lift facility taking you to all floors of the building.

## ON THE LOWER GROUND FLOOR

### ENTRANCE HALLWAY

2.65 x 3.91 (8'8" x 12'10")

This 'L' shaped entrance hallway has a fitted storage cupboard housing various technology. There is a wall mounted video entry system and has

engineered oak flooring, spot lighting, heating thermostat, old school radiator and doors radiating off to all rooms within the apartment.

### OPEN PLAN RECEPTION

6.10 x 8.85 (20'0" x 29'0")

This bright and spacious 'L' shaped open plan reception room has continued engineered oak flooring. The kitchen area has a range of stunning Siematic S3 handleless high gloss wall and floor units as well as high quality Silestone worktops with LED downlighters. There are also a range of integrated appliances, including, dishwasher, fridge freezer, washer dryer, oven, combination microwave and steam oven and induction hob with extractor, all of which are top quality Siemens. The room opens up into the reception space offering an abundance of entertaining space with large sash window, old school central heating radiators, numerous spot lights with dimmer functions and integrated central TV and satellite systems. There are glazed bi-fold doors leading out into the paved courtyard.

### BEDROOM ONE

4.06m x 3.07m (13'4" x 10'1")

This double bedroom has a large sash window, engineered oak flooring, spot lighting, old school radiator, fitted wardrobes and integrated central TV and satellite systems.

### ENSUITE

3.28 x 1.14 (10'9" x 3'9")

A fabulous en suite shower room with porcelain wall and floor tiling with under floor heating, recessed mirror, Laufen sanitaryware, Hansgrohe brassware, and large walk in shower with rainwater shower head, brushed nickel heated towel rail, low level flush WC and wash hand basin.

### BEDROOM TWO

4.47 x 3.01 (14'8" x 9'11")

A further double bedroom has a double glazed window to the rear elevation, engineered oak flooring, spot lighting, old school radiator, fitted wardrobes integrated central tv and satellite systems.

### BATHROOM

2.93 x 1.70 (9'7" x 5'7")

An immaculate bathroom with porcelain wall and floor tiling with under floor heating, recessed mirror, Laufen sanitaryware, Hansgrohe brassware, bath with shower over, brushed nickel heated towel rail, low level flush WC and wash hand basin.

### OUTSIDE

### COURTYARD

6.09 x 3.71 (20'0" x 12'2")

Bi-fold doors lead from the open plan reception room in to the walled and paved courtyard area perfect for those alfresco gatherings.

## Features

Lower Ground Floor

Imposing Period Conversion

High Spec Technology

Town Centre Location

Courtyard Garden

Large Open Plan Reception

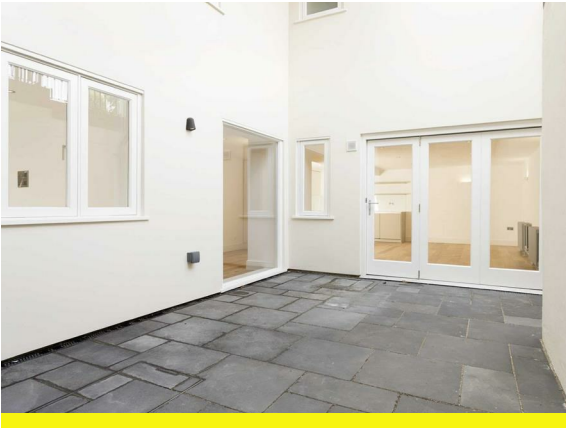
Two Double Bedrooms

Allocated Secure Parking

No Onward Chain







## Floorplan

### Lower Ground Floor



Total area: approx. 87.5 sq. metres (942.3 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

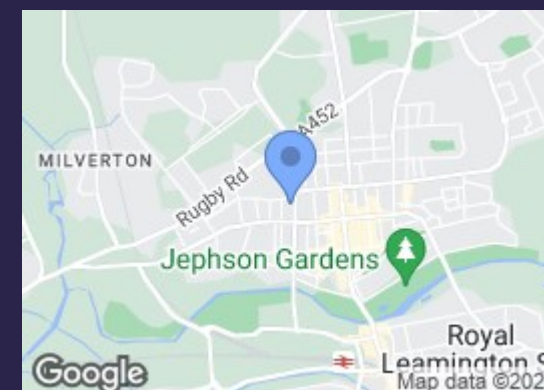
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com