



## Apartment 9 Clarendon Street

Leamington Spa **CV32 4PG**

Guide Price £295,000

# Apartment 9 Clarendon Street

NEW 999 YEAR LEASE. NO GROUND RENT. TWO ALLOCATED PARKING SPACES. Having its own independent access from the rear of the building, this newly converted first floor apartment offers stylish two bedroomed accommodation designed for modern living. Being situated within this newly converted development of 9 apartments, Warwick House is ideally placed for all town centre amenities which lie just a short walk away. The accommodation is complimented by an open plan lounge/kitchen, the kitchen being fully equipped with a range of integrated appliances whilst the master bedroom benefits from an en suite shower room. Outside there is an allocated parking space to the rear with the apartment as a whole offering excellent possibilities as a home in a prime central Leamington location or as a possible residential investment. The property benefits from a 10 year ICW guarantee and no ground rent payable.

## LOCATION

Clarendon Street runs parallel to The Parade, being just a short walk from Leamington's full range of town centre amenities which include popular bars and restaurants, parks, popular stores and independent retailers and artisan coffee shops. There are excellent local road links available out of the town, including links to neighbouring towns and centres and the Midland motorway network, whilst Leamington Spa station provides regular commuter rail links to numerous destinations, notably London and Birmingham.

## ALL ON THE FIRST FLOOR

Apartment 9 is approached via an external staircase from the rear of the building with entrance door opening into:-

## OPEN PLAN ENTRANCE AREA

With large built-in cloaks/storage cupboard and through access to:-

## LOUNGE/KITCHEN/ DINING ROOM

8.08m x 3.33m (26'6" x 10'11") An attractive room with a spacious and airy feel with ample space for lounge and dining furniture, complimented by a fully equipped integrated kitchen with contemporary units, granite effect worktops and matching upstands, various storage solutions and integrated appliances comprising induction hob, stainless steel filter hood, electric oven, integrated washing machine and integrated slimline dishwasher.

## INNER HALLWAY

From which stylish doors radiate to:-

## BEDROOM ONE

3.15m x 2.62m (10'4" x 8'7") With southerly facing double glazed window and access to:-

## EN SUITE SHOWER ROOM

With stylish contemporary fittings including low level WC with concealed cistern, wash hand basin with integrated storage, fitted shower enclosure with dual head shower and internal splash-boarding, chrome towel warmer/radiator.

## BEDROOM TWO

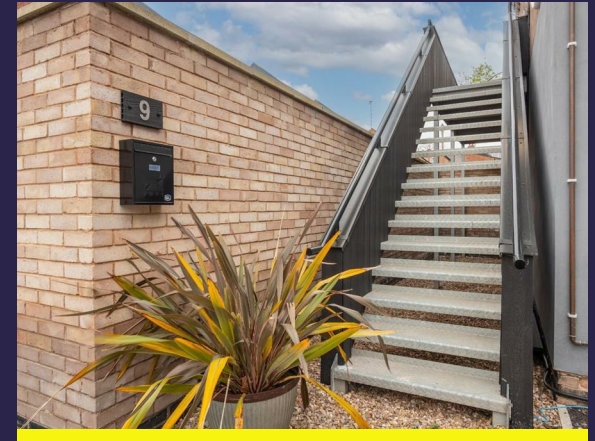
3.63m x 3.28m (11'11" x 10'9") With southerly facing double glazed window.

## PRINCIPAL SHOWER ROOM

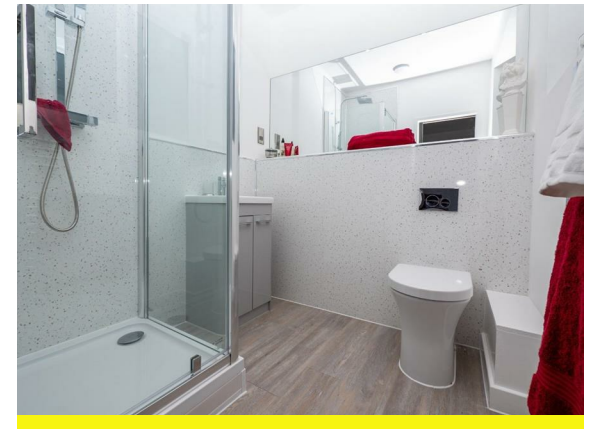
With stylish contemporary white fittings to coordinate with those in the en suite shower room.

## Features

Newly Converted First Floor Apartment  
Highly Convenient Central Location  
Gas Central Heating and Double Glazing  
Open Plan Lounge/Fully Integrated Kitchen  
Two Bedrooms  
Two Shower Rooms  
Two Allocated Parking Spaces  
Independent Access From Rear of the Building  
No Ground Rent Payable  
Good Investment Opportunity







# Floorplan

Internal Floor Space 650 sq ft / 60.4m2



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

Tenure  
Leasehold

Fixtures & Fittings

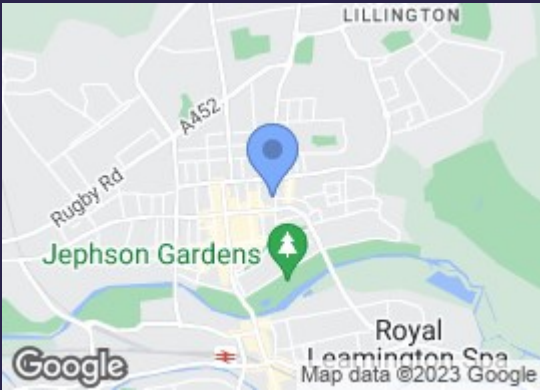
## Services

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.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band New Build  
- Warwick District Council



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

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

wiglesworth.com