

CLARENDON SQUARE, WARWICKSHIRE, CV32

**£225,000 LEASEHOLD**

Winkworth







Situated on the prestigious Clarendon Square, this charming one-bedroom apartment enjoys an enviable position within walking distance of Leamington Spa's vibrant town centre, independent shops, restaurants and beautiful public gardens.

Occupying the lower ground floor of an elegant Regency townhouse, the apartment offers an appealing combination of period character, contemporary finishes and practical living accommodation. With its own independent entrance, the property provides a welcome sense of privacy and independence, making it equally suited to a permanent residence, convenient town-centre base or investment purchase.

The accommodation is centred around a generous open-plan kitchen, living and dining room, measuring approximately 20'3" in length. Flagstone-style flooring runs throughout, complementing the neutral décor and creating a cohesive, welcoming interior.

The kitchen is attractively fitted with Shaker-style cabinetry in a soft grey finish, contrasting worktops, integrated cooking appliances and a breakfast bar providing additional seating. The adjoining living area comfortably accommodates sofas and a dining table, creating an excellent space for both everyday living and entertaining.

A separate hallway leads to a well-proportioned double bedroom, complete with fitted storage and a traditional sash window with internal shutters. The contemporary shower room is finished with neutral tiling, a generous walk-in shower, wash basin and WC. A particularly useful addition is the separate utility room, providing dedicated space for laundry appliances and further storage.

Externally, the apartment benefits from its own private lower ground floor entrance courtyard, providing independent access to the accommodation. A useful cellar storage area, measuring approximately 7'0" x 7'5" (approximately 50 sq ft), is also proposed to be included within the sale. This provides valuable additional storage, although prospective purchasers should note the restricted headroom. The final extent of the storage area will be confirmed within the new lease plan.

Combining an exceptional central location with well-presented accommodation, useful additional storage and independent access, this is a particularly appealing opportunity to acquire a characterful apartment in one of Leamington Spa's most recognisable Regency squares.



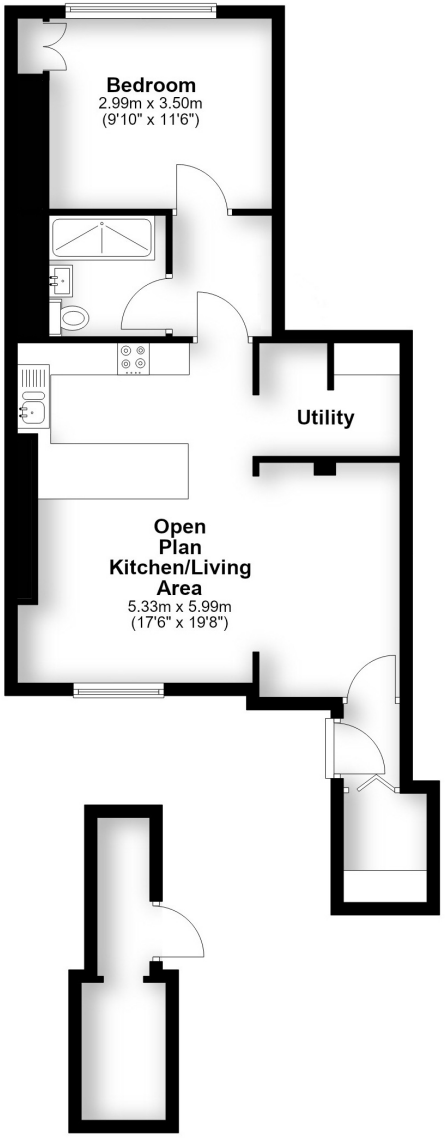






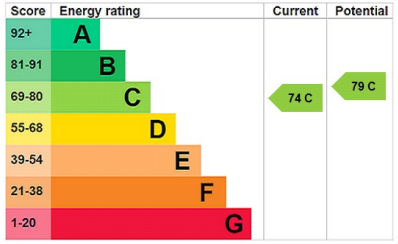
## Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)




Total area: approx. 61.3 sq. metres (660.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact




Council Tax: Band A | Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Nov 26) Mobile Coverage: Good/Variable Coverage (Checked on Ofcom Nov 26) | Heating: Gas Central Heating | Listed: Grade II | Tenure: Leasehold (250 years) | Service Charge: £1,500 PA TBC | Ground Rent: Peppercorn

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