



Clarendon Square, Leamington Spa, CV32
Offers Over £250,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to bring to market this beautiful two-bedroom, two-bathroom lower ground floor apartment, enviably positioned on one of Leamington's most desirable garden squares — Clarendon Square.

This elegant home offers spacious and characterful accommodation with its own private entrance, combining period charm with contemporary comfort.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Superfast Available (Checked on Ofcom Oct 25)

Mobile Coverage: Variable Coverage (Checked on Ofcom Oct 25)

Listed: Grade II Listed

Tenure: Leasehold (106 years)

Service Charge: Proportion of Service Cost

Ground Rent: £200 PA





The Finer Details

Upon entering, a generous entrance hallway leads to the bright and inviting sitting room, featuring double sash windows, fitted wardrobes, and a central electric fireplace—perfect for cosy evenings. The room is finished with soft carpeting and provides an ideal space for relaxation and entertaining.

To the rear of the property lies a stylish open-plan kitchen and dining area. The kitchen is fitted with modern units, integrated double ovens, a dishwasher, and electric hobs. A breakfast bar opens onto a generous dining space, complete with bespoke cabinetry offering ample storage.

From the dining area, double doors lead into a charming snug or study, showcasing exposed brick walls and flagstone flooring—a versatile space ideal for home working or quiet reading.

Off the central hallway, to the front of the property, there is a useful utility room housing the boiler and providing access to a small front terrace, as well as a cloakroom for added convenience.

Both double bedrooms are accessed from the main hallway and benefit from their own en-suite shower rooms and sash windows. The principal bedroom also features fitted wardrobes, providing excellent storage.

Throughout the apartment, thoughtful design ensures ample built-in storage while maintaining the property's elegant character.

Externally, on-street parking is available on Clarendon Square and the surrounding roads, and residents enjoy immediate access to the peaceful, tree-lined setting of this prestigious garden square—just moments from The Parade and Leamington Spa's renowned shops, cafés, and restaurants.

This exceptional lower ground floor apartment perfectly blends period charm with modern living, offering an outstanding home in one of Leamington Spa's most sought-after locations.















About the Area

With Regency town houses flanking the garden square, Clarendon Square is perfectly situated a short walk from the centre of Leamington Spa, with the Parade (0.2 miles), Jephson Gardens (0.7 miles) and the Royal Pump Rooms (0.6 miles), all within easy reach.

There are nearby sports clubs, with the Leamington Lawn Tennis and Squash Club (0.5 miles) and Warwick Boat Club (2.1 miles) being particular local favourites.

For families the popular, independent, Kingsley School (0.2 miles) is across the square, while Arnold Lodge (0.4 miles), Warwick School (2.1 miles), Kings High School (2.5 miles) and North Leamington School (1.5 miles) are all located nearby.

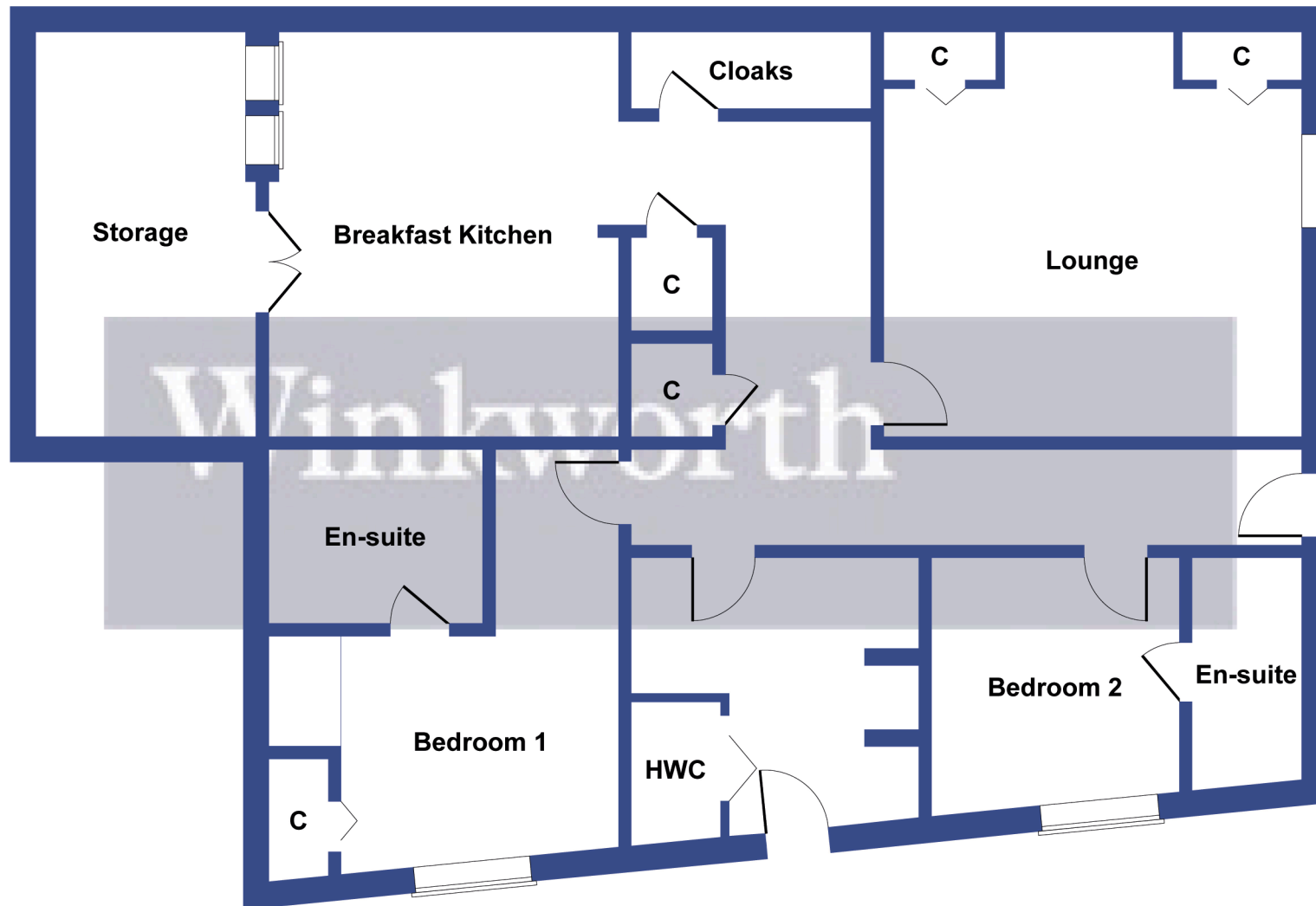
The West Midlands are famed for being at the centre of the country, providing easy access nationally and Leamington Spa is no exception. Leamington Train Station (0.8 miles) provides a direct service to London Marylebone (1 hour 20 minutes) and Birmingham (33 minutes), while the M40 is accessed via multiple junctions. Birmingham International Airport (40 minutes) has a wide selection of international destinations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



10a Clarendon Square

Approximate Gross Internal Area
1044 sq ft - 97 sq m



LOWER GROUND FLOOR APARTMENT

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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