



Clarendon Square, Leamington Spa, CV32
Offers Over £290,000

Winkworth

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About the Property

Winkworth Leamington Spa are delighted to present to the market 33A Clarendon Square, a beautifully redecorated two-bedroom lower ground floor apartment set within one of Leamington's most prestigious and sought-after garden squares.

Perfectly positioned in central Leamington Spa, the property combines elegant period proportions with modern comfort and its own private courtyard garden.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Superfast Available (Checked on Ofcom Feb 26)

Mobile Coverage: Variable Coverage (Checked on Ofcom Feb 26)

Listed: Grade II Listed

Tenure: 103 Years

Service Charge: Proportion of building running costs/the number of flats. The service charge accounts may be provided upon request.

Ground Rent: £75 PA







The Finer Details

Offering approximately 789 sq ft of well-balanced accommodation, this superb apartment features a generous living/dining room, two double bedrooms, a private courtyard accessed directly from the reception room and residents' on-street parking. A rare opportunity to acquire a stylish central home with outdoor space in such an iconic location.

Entrance Hall

A welcoming hallway provides access to all principal rooms and enhances the excellent flow of the apartment.

Living / Dining Room

The heart of the home is the impressive living/dining room, measuring over 18ft in length. Beautifully redecorated by the current owners, this generous space comfortably accommodates both seating and dining areas, making it ideal for entertaining or relaxed everyday living. French doors open directly onto the private courtyard garden, seamlessly blending indoor and outdoor space.

Kitchen

The modern kitchen is fitted with a contemporary range of high-gloss units, wood-effect work surfaces and integrated appliances including oven, hob and extractor. Well laid out and practical, it offers ample storage and preparation space while remaining stylish and functional.

Main Bedroom

A spacious principal bedroom enjoying excellent natural light from sash-style windows. Generous in size and well presented, it offers ample room for wardrobes and additional furniture.

Bedroom Two / Study

The second double bedroom is currently arranged as a study and guest room, providing flexibility for those working from home or requiring occasional guest accommodation.

En-Suite

The en-suite shower room to bedroom two is stylish and modern, finished with contemporary tiling and fittings and presented in good condition.

Bathroom

The main bathroom is well appointed with bath and shower over, WC and wash basin, presented in good condition.

Outside

A particular highlight of this property is the private courtyard garden, accessed directly from the living room. A rare feature for apartments in this location, it provides a tranquil and sheltered outdoor space ideal for morning coffee, evening dining or simply enjoying the warmer months.

Residents benefit from on-street parking via permit on Clarendon Square.



















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 hours 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.

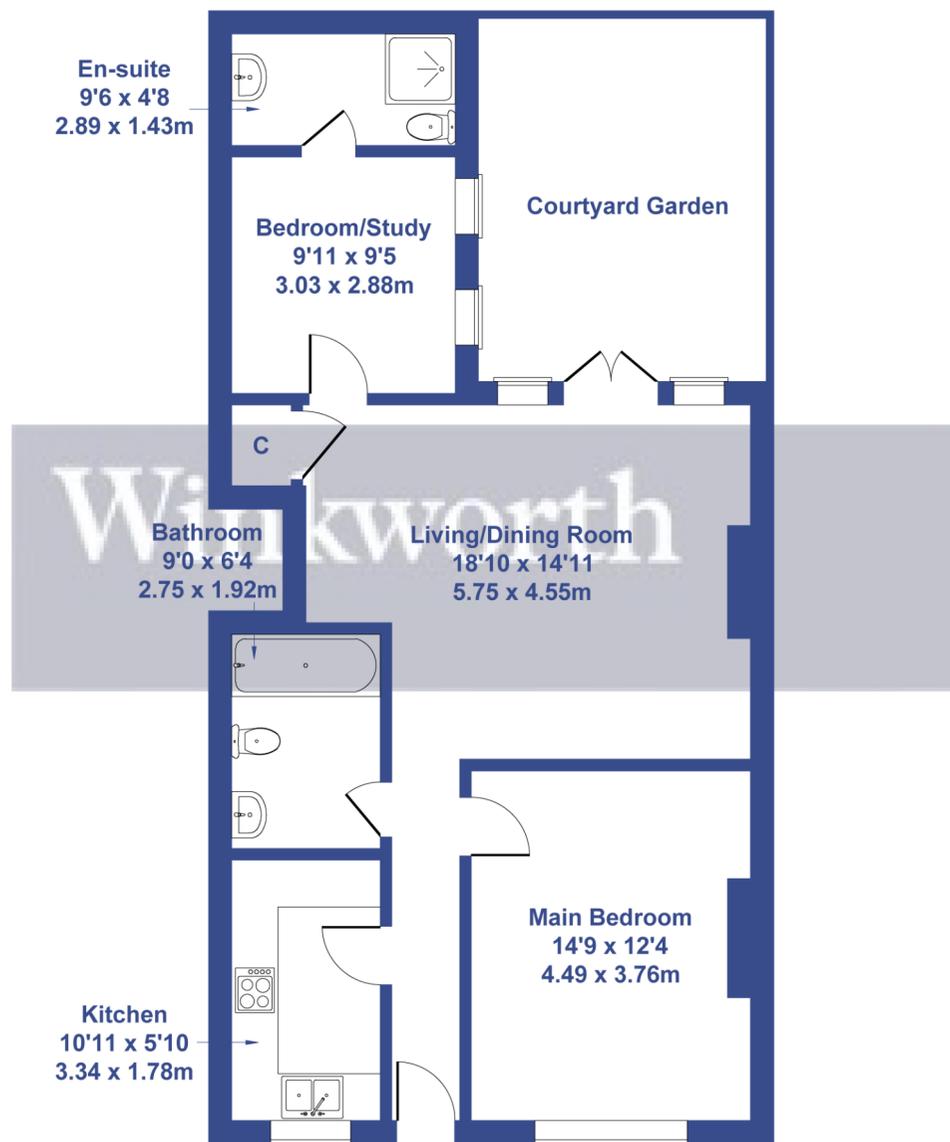
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



33A Clarendon Square, Leamington Spa, CV32 5QY

Approximate Gross Internal Area

797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.





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