



Apartment 9, 9 Clarendon Place, Leamington Spa



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Clarendon Place is a residential development conveniently situated just a short walk from the Parade, local shops and restaurants.

Some excellent schools are within walking distance of the property, and for the commuter, trains run from Leamington Spa and Warwick Parkway to Birmingham and London Marylebone.

The motorway network is accessible at junctions 13, 14 or 15 of the M40, with Birmingham to the north and London to the south.



Guide price: £475,000

Tenure: Leasehold: approximately 167 years remaining.

Service charge: Service charge approx. £4,000 per annum and ground rent £150 per annum.

Local authority: Warwick District Council

Council tax band: D





9 Clarendon Place is an elegant, Grade II listed mansion situated in the heart of Leamington Spa, which was converted by local developers Hatchback Ltd in 2017. The apartment is accessed via the communal entrance hallway and is located on the second floor. Entrance hallway with solid oak flooring and useful storage.

Open plan kitchen/dining/living room with large sash windows, solid oak flooring and a south-facing aspect. Contemporary Siematic kitchen with breakfast bar incorporated into the central island, Silestone worktops, glass splashbacks with LED lights and hot water tap. Siemens integrated appliances including a dishwasher, fridge/freezer, washing/dryer, single oven, combination microwave oven and induction hob with Elektra downdraft extractor.

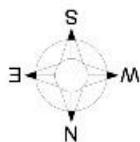




Principal bedroom with Rotpunkt fitted wardrobes and an en suite shower room. Large second bedroom with a dual aspect, two sets of Rotpunkt fitted wardrobes, and an en suite bathroom (Jack and Jill - also accessed from the hallway). The bathrooms feature Hansgrohe taps, a thermostatically controlled shower, porcelain wall and floor tiles, and Laufen sanitary ware.

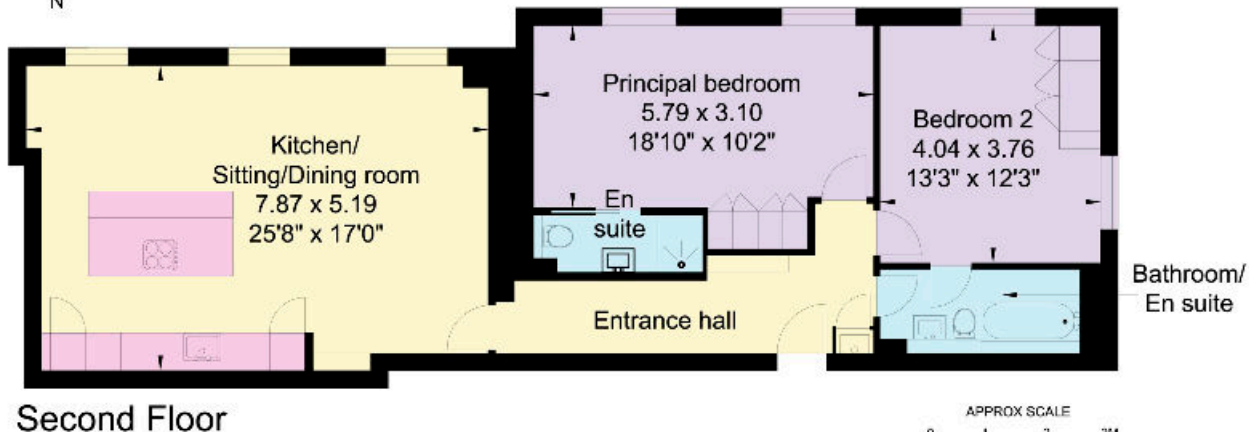
Secure communal entry system and a communal hallway with staircase and Otis lift servicing all floors with CCTV. There is secure, remotely controlled gated parking, and the apartment comes with two parking spaces (numbers 10 and 11).





Approximate Gross Internal Floor Area
97 sq m / 1045 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2023. Photographs and videos dated January 2023.

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