

Flat 4, 34 Clarendon Square



Guide Price: £300,000

Two Bedroom Second Floor Apartment



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Flat 4, 34 Clarendon Square comprises in further detail:

Set in a beautiful regency building in this popular Leamington Spa spot, is this two bedroom second floor apartment overlooking Clarendon Square park.

The apartment is approached via a communal entrance hall with original style flooring, with a staircase leading to the second floor with a main entrance door opening to:

Entrance Hall:

Ceiling spot lights, door to airing cupboard housing hot water tank, and further doors to:

Living Room:

Original style sash window to front aspect, ceiling light point, coving, column style radiator and gas fire with back boiler, and opening to:

Kitchen:

Original style sash window to front aspect, ceiling light point, feature vertical column style radiator, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink with mixer tap over, and integrated appliances including: electric hob with cooker hood over, fridge/freezer, double oven and dishwasher.

Bedroom One:

Original style sash window to rear aspect, ceiling light point, built in wardrobes, original style fire surround and radiator.

Bedroom Two:

Original style sash windows to rear and side aspects, ceiling light point and radiator.

Bathroom:

Ceiling spot lights, tiled walls and floor, heated towel rail and a suite comprising of: low level flush w.c., wash hand basin encased in vanity unit with mixer tap over, bath with glass screen and shower over.

Outside:

The vendor informs Crabb Curtis that there is a parking space included to the rear of the property.

Lease:

Years remaining: 154 years
Service Charge: £100 per month
Ground Rent: peppercorn

The vendors have provided the information relating to the above. Crabb Curtis would stress that they have not checked the legal documentation to verify the status of the property, or the information provided by the vendors, and would advise any potential buyer(s) obtain verification from their solicitor.

Agent Notes:

1. We have not been able to verify whether works to the property required any necessary planning or building regulation approval, or whether such approvals were obtained.
2. The property lies within Leamington Spa Conservation Area.
3. The property is Grade II Listed.

The vendor(s) have provided the Information relating to the above. Crabb Curtis would stress that they have not checked the legal documentation to verify the status of the property or the Information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Fixtures and Fittings:

Only those items expressly mentioned in the sales particulars will be included in the sale price.



Council Tax:

The vendor has informed us that the property is located within Warwickshire District Council and is Band D.

Services:

Crabb Curtis understands from the vendor that all mains draining, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information through their solicitor or surveyor before committing to the purchase of the property.

is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

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General Information:

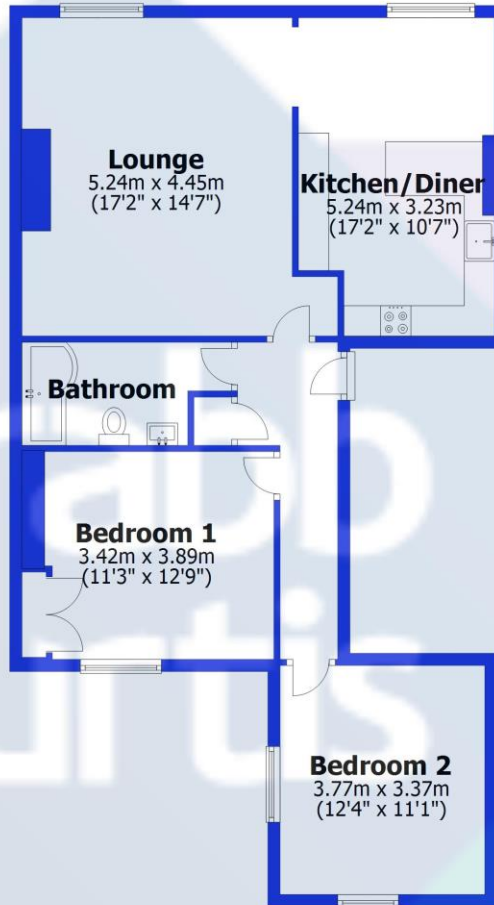
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any form intent to purchase.



Floor Plan

Approx. 81.2 sq. metres (874.1 sq. feet)



Total area: approx. 81.2 sq. metres (874.1 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
 Plan produced using PlanUp.

Viewings:

Viewing by appointment through Crabb Curtis

Contact details:

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Our opening times are:

Monday – Friday 9.00am – 5.30pm

Saturdays 9.00am – 3.00pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice: The services, fittings and equipment referred to in these details have not been tested and no warranty can be given as to their condition. The measurements and floor plans supplied are for guidance only and are not to scale. We have not sought to verify the legal title of the property and potential buyers should obtain verification through their legal representative. Photographs are reproduced for general information only, and it cannot be inferred that any item shown is included in the sale. Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out for guidance purposes only and do not constitute any part of an offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Crabb Curtis has the authority to make or give any representation or warranty in relation to the property.