

Clarence House

Leamington Spa CV32 5AD



£265,000

Clarence House is an immaculately presented second floor apartment in this highly sought after central Leamington Spa location. The property benefits from two double bedrooms with master ensuite, open plan living / dining kitchen, family bathroom and allocated parking. This property would be an ideal first time buy or investment and is available with no chain.



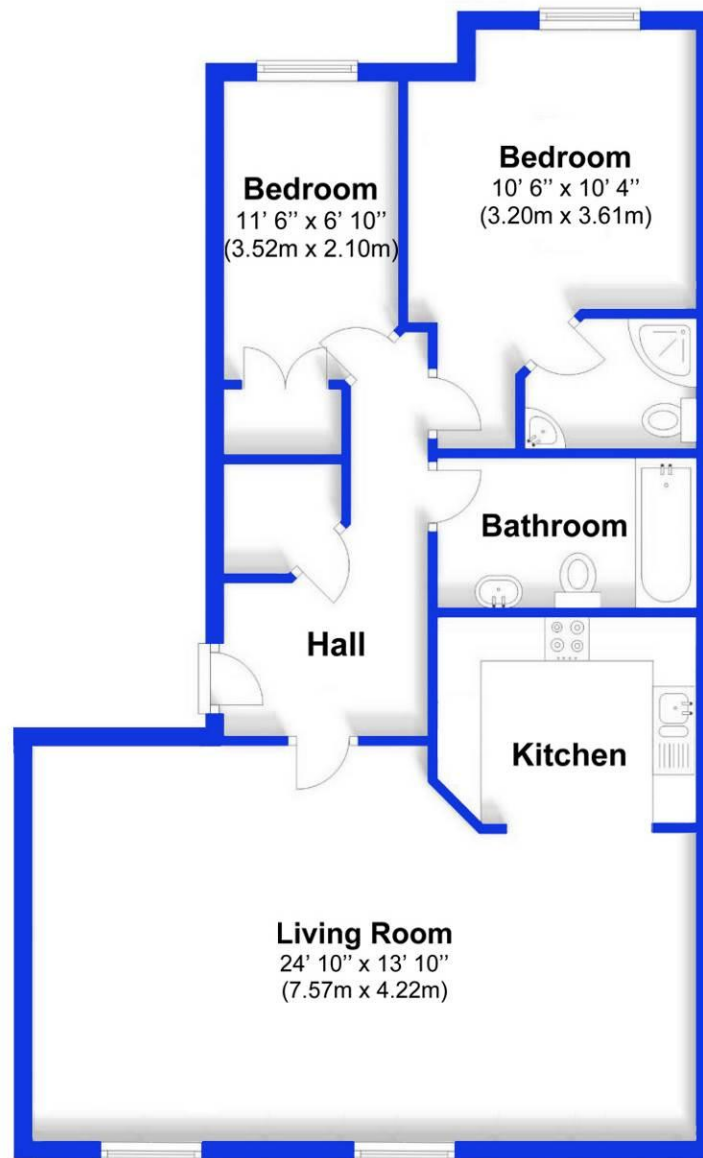
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Clarence House Leamington Spa CV32 5AD



- Second Floor Town Centre Apartment
- Spacious Open Plan Living Area
- Immaculately Presented
- Ideal First Time Buy Or Investment
- Two Double Bedrooms
- En-Suite Master Bedroom
- Allocated Parking
- No Chain

Approach

The property is accessed at the front of the building from Dale Street using the communal entrance door.

Entrance Hallway

With wall mounted electric panel heater, video entry system, spot lights, storage cupboard housing hot water cylinder and electric fuse board, wood effect laminate flooring and doors leading to both bedrooms, family bathroom and living / dining / kitchen.

Living / Dining

With two wall mounted electric panel heaters, television aerial point, wood effect laminate flooring, spot lighting and two double glazed windows to the front.

Kitchen

With a range of wall and base mounted units with complimentary work surface over incorporating one and a half stainless steel sink and drainer unit, four ring ceramic hob, stainless steel cooker hood, built in electric oven, integrated dishwasher, fridge freezer and washer dryer, tiling to the splash back areas, spot lights and wood laminate flooring.

Master Bedroom

With wall mounted electric panel heater, spot lights, telephone point, double glazed window to the rear and door to en-suite.



En-Suite

With a suite comprising of a low level W.C, wash hand basin, tiling to the walls, shower cubicle with wall mounted controls, extractor fan and wall mounted electric panel heater.

Bedroom Two

With wall mounted electric panel heater, built in double wardrobes, spot lights and double glazed window to the rear.

Bathroom

With a white suite comprising of wash hand basin, panelled bath with shower screen, mixer tap and wall mounted shower controls, low level W.C., tiling to the walls, extractor fan, shaver point, wall mounted electric panel heater and spot lights.





Outside

To rear of the property is an allocated parking space.

Additional Information

Tenure

We believe the property is leasehold with a 125 year lease from 1st January 2001. There is a ground rent of £100.00 per annum and service charge of approximately £2396.00 per annum. This information should be checked and verified by your legal representative.

