



Peter Clarke

Flat 5, 12 Clarendon Street, Leamington Spa, CV32 5ST

£269,950

Positioned close to the bustling centre of Royal Leamington Spa, a superbly presented two bedroom top floor flat being offered on a chain free basis.

Internally this well presented property offers good sized kitchen area, two double bedrooms, modern fitted bathroom, living room with attractive beams and exposed feature brick work.



The property is approached via a footpath leading through communal fore garden leading to communal front door leading into

HALLWAY with turning stairs to

FIRST FLOOR leading to flat 5 private entrance, wooden door opening to

ENTRANCE HALLWAY with turning stairs, double glazed window on half landing, stairs leading to

INNER HALLWAY door to

KITCHEN range of wall and base mounted units with granite effect work surfaces, integrated dishwasher and space for washing machine, integrated fridge freezer, SMEG oven, SMEG four ring electric hob unit above, canopy extractor, sunken single bowl with mixer tap attachment, wall mounted boiler, double glazed sash to side, radiator and double glazed velux window.

BEDROOM ONE radiator, two double glazed windows overlooking surrounding roof tops.

BEDROOM TWO radiator, two double glazed windows again overlooking the surrounding roof tops.

BATHROOM incorporating a modern three piece suite with low level wc, wash hand basin, panelled bath and shower screen, digitally controlled wall mounted shower attachments, white tiled splash backs, inset spot lights above, extractor and radiator.

LIVING ROOM with attractive overhead beams, three velux windows, two radiators, attractive circular single glazed feature window to front of property, attractive exposed brick work.

PARKING allocated off road parking at the rear.



GENERAL INFORMATION

TENURE: We are informed the property is Leasehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor that all main services are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in **Band B**

CURRENT ENERGY PERFORMANCE CERTIFICATE

RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.



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Total Approx. Floor Area 91.62 Sq.M. (986 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Top Floor
Approx. Floor
Area 85.84 Sq.M.
(924 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property. (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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