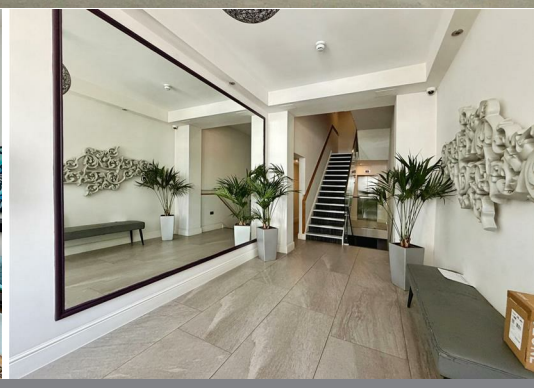








9 CLARENDON PLACE, TOWN CENTRE

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FOR SALE











Situated within this impressive Grade II Listed conversion, forming part of an iconic heritage building in a prime central Leamington Spa location. Behind the handsome period façade are beautifully designed, contemporary apartments that combine the character and grandeur of the original building with stylish modern living. A grand communal entrance leads into an impressive and welcoming hallway, with Apartment 4 conveniently positioned on the ground floor. The accommodation comprises an entrance hall, open-plan kitchen/living/dining room with fitted appliances, a double bedroom with fitted wardrobes and a contemporary bathroom. The property also benefits from an allocated parking space – a real rarity for such a central location. Perfectly positioned in the very heart of fashionable Leamington Spa, with beautiful parks, independent shops, coffee houses, bars and restaurants virtually on the doorstep, as well as Leamington Spa railway station within easy walking distance.

Property Details...

Communal Entrance
A grand entrance from Clarendon Place, with stone steps leading through a large period entrance door into the beautifully decorated communal hallway. The impressive entrance features a large statement mirror and retains a welcoming sense of grandeur befitting this handsome Listed building. The entrance door to Apartment 4 is conveniently located on the ground floor.

Hallway
A substantial solid entrance door leads into the hallway, which has engineered oak flooring and a high-level cupboard housing the meters. Solid timber doors lead to the open-plan lounge/kitchen/diner, bedroom and bathroom.

Lounge Kitchen Diner
A continuation of the engineered oak flooring flows into this stylish open-plan living space, which features two large sash windows to the front with modern fitted shutters. High ceilings enhance the feeling of space, complemented by downlights and underfloor heating. The fitted kitchen has cream units with granite work surfaces and includes an integrated dishwasher, four-ring electric hob, pan drawers, Siemens washer/dryer, Siemens double oven and integrated fridge/freezer.

Bedroom
A well-proportioned double bedroom with engineered oak flooring and an entire wall of matt-finish fitted wardrobes with large chrome handles, providing excellent storage. There are two large timber double-glazed windows allowing plenty of natural light, together with underfloor heating.

Bathroom
A stylish bathroom featuring a deep bath with glass shower screen and rainfall mains shower, concealed-cistern WC with chrome push-button flush and a floating wash-hand basin with chrome mixer tap. There is a fitted mirror, tiled shelf with electric sockets, extractor fan, downlights, electric heated towel radiator and tiled flooring. A timber double-glazed window provides natural light, while fitted storage cupboards house the Heat Interface Unit (HIU) serving the underfloor heating system.

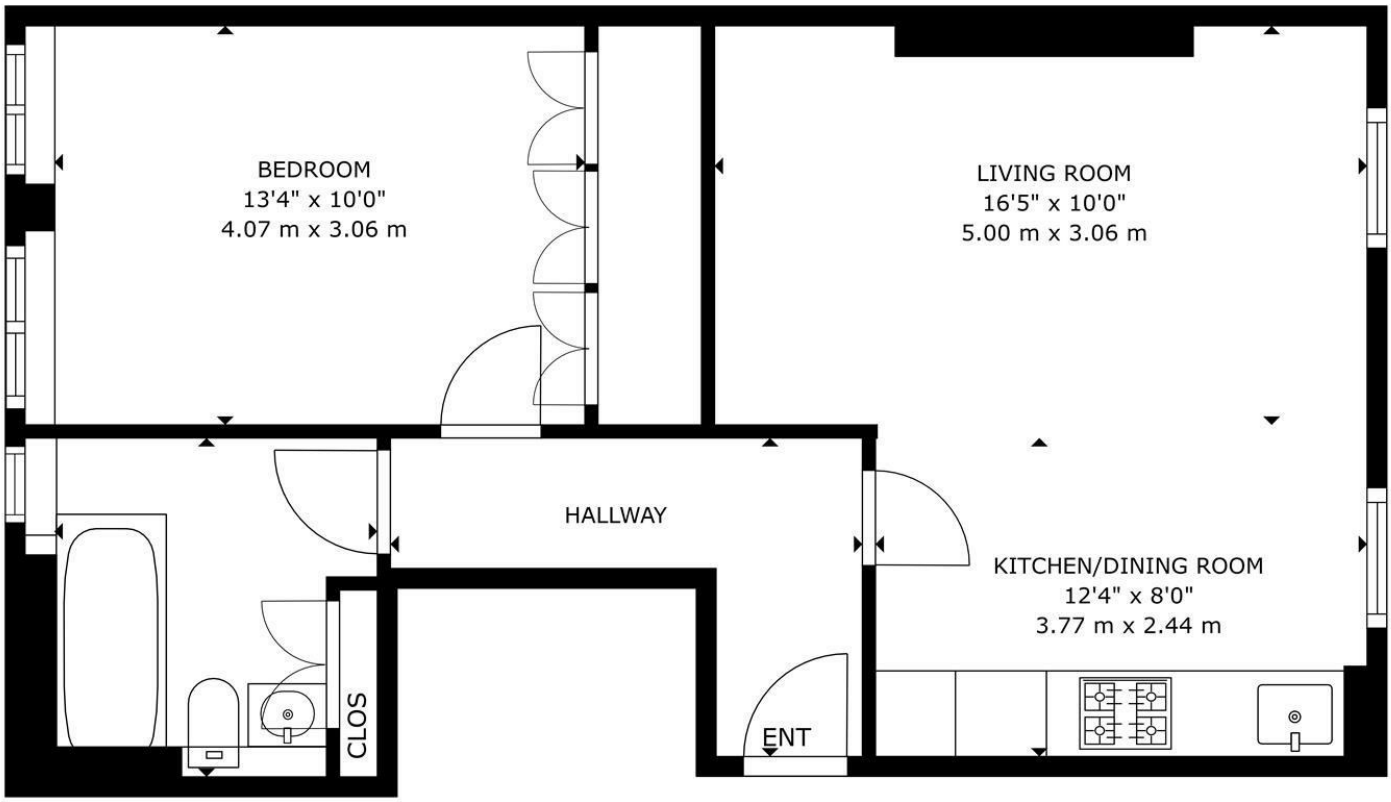
Parking
Accessed from Warwick Place the private residents' parking area provides an allocated parking space for Apartment 4, numbered 4.

Location
Clarendon Place occupies an exceptional position in the heart of Royal Leamington Spa, making this a superb home for anyone wanting to enjoy

genuine town-centre living without compromising on the elegance and character for which Leamington is renowned. Step outside and the town's vibrant mix of independent boutiques, fashionable coffee houses, restaurants, bars and everyday amenities are all within an easy stroll. Some of Leamington's most beautiful green spaces are also close at hand, including Jephson Gardens, the Pump Room Gardens and Victoria Park, providing wonderful riverside walks and open spaces right in the centre of town. The Parade and Regent Street are moments away, placing the very best of Leamington's shopping, dining and social scene virtually on the doorstep. For commuters, Leamington Spa railway station is within comfortable walking distance, providing excellent rail connections, while the town also offers convenient access to Warwick, the M40 and the wider Midlands road network. Combining a prestigious central address, striking period architecture, parking and everything Leamington Spa has to offer within walking distance, Apartment 4 is ideally suited to professionals, first-time buyers, downsizers or those looking for an impressive lock-up-and-leave town-centre home.







GROSS INTERNAL AREA
FLOOR PLAN: 584 sq. ft , 54 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY

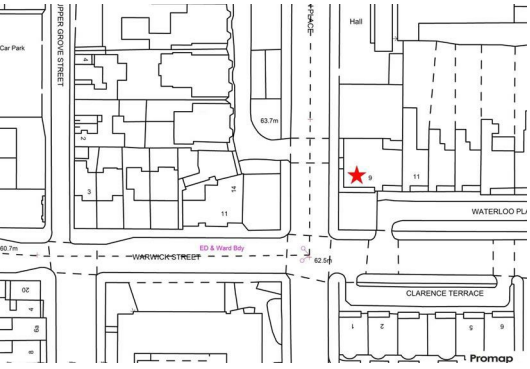


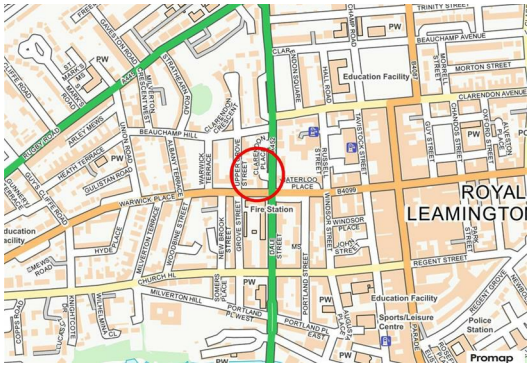


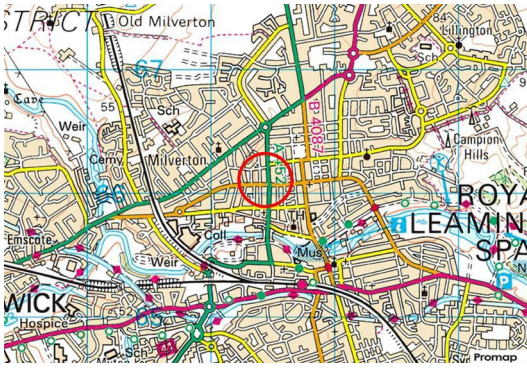




- Grade II Listed Conversion
- Very Modern Styling
- Open Plan Kitchen/Living/Diner
- Allocated Parking
- Easy Walk To Station
- Ground Floor Apartment
- One Bedroom
- Shower Room
- Heart Of Leamington Spa
- Iconic Leamington Corner

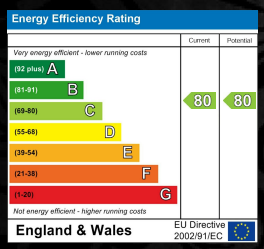






9 CLARENDON PLACE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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