

FOR SALE



Clarendon Square, Leamington Spa
£285,000


MARTIN&CO

**Clarendon Square
Leamington Spa
£285,000**

- Located in the heart of the town centre
- Spacious living dining area
- Two double bedrooms
- Well presented throughout
- New video link intercom system
- No chain



A well presented second floor apartment positioned in this extremely sought after location in the heart of Leamington Spa. The accommodation comprises of entrance hall, living / dining room with views across the square, fitted kitchen with integrated appliances, two good sized bedrooms and fitted bathroom with white suite and shower over bath. The property benefits from a 975 year lease with an annual service charge of £2100.00.

KITCHEN 9' 7" x 8' 1" (2.92m x 2.46m)

LIVING / DINING ROOM 18' 7" x 13' 11" (5.66m x 4.24m)

BEDROOM ONE 12' 1" x 10' 7" (3.68m x 3.23m)

BEDROOM TWO 8' 3" x 7' 4" (2.51m x 2.24m)

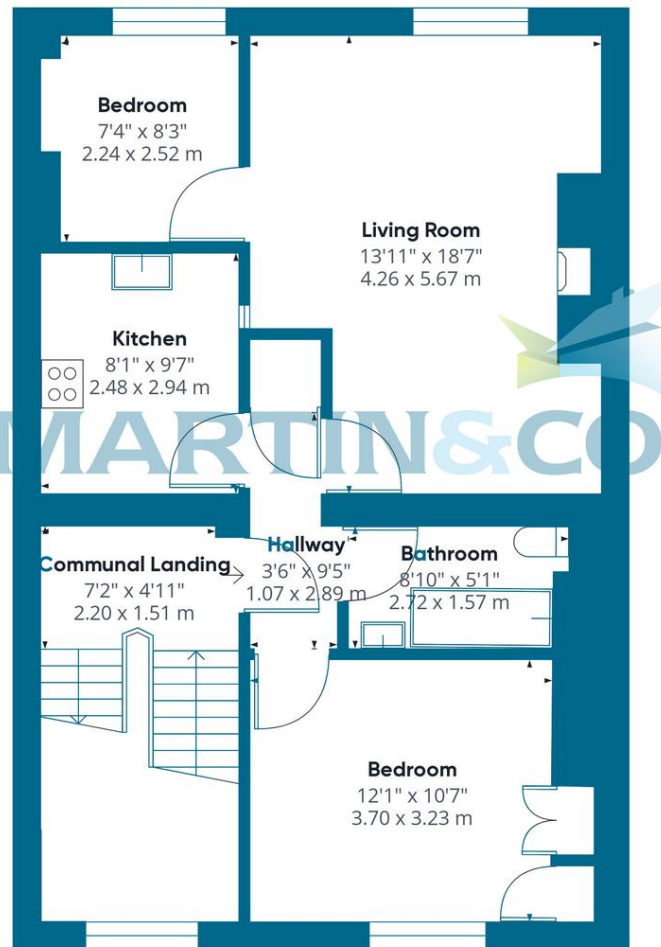
BATHROOM 8' 10" x 5' 1" (2.69m x 1.55m)

TENURE The property is leasehold with 999 year lease from 1st December 2000 and a peppercorn ground rent. The service charge is £2100 per annum, this information should be checked and verified by your legal representative.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate total area

623.98 ft²

57.97 m²

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.