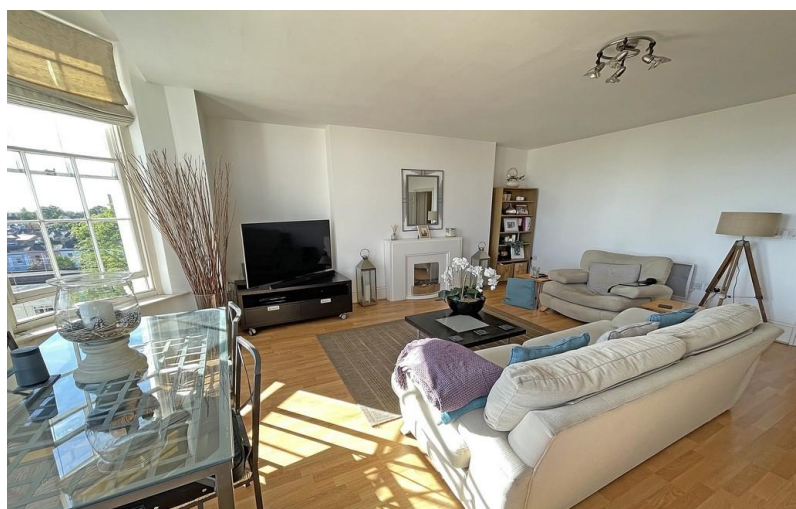
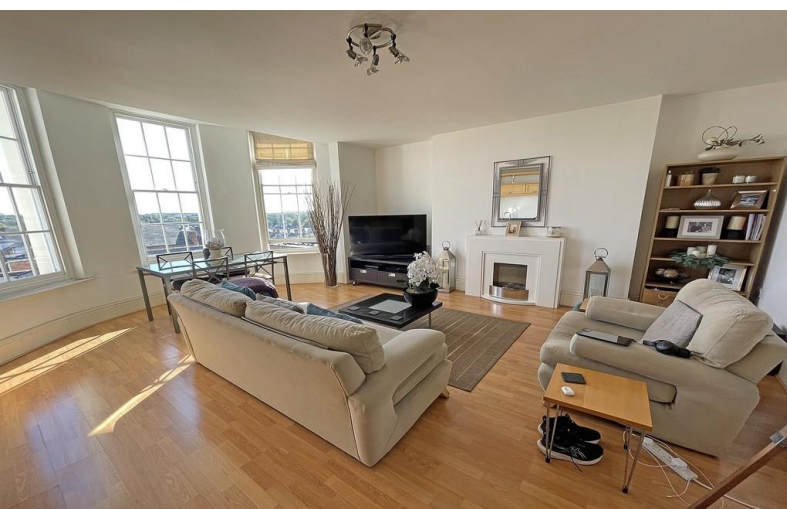


FOR SALE



Clarence Mansions, Leamington Spa

2 Bedrooms, 1 Bathroom, Apartment

£310,000



- Two double bedrooms
- Spacious kitchen living room
- Lift access
- Town centre location
- Allocated off road parking space
- No chain

Located in the heart of Leamington town centre, this spacious apartment has a generous kitchen living dining room, two substantial double bedrooms and bathroom. Benefitting from lift access and allocated this parking this apartment would make an excellent investment or first purchase and is available with no chain.



HALL 13' 3" x 3' 8" (4.04m x 1.12m)

KITCHEN / LIVING ROOM 19' 0" x 15' 11" (5.79m x 4.85m)

BEDROOM 14' 9" x 11' 5" (4.5m x 3.48m)

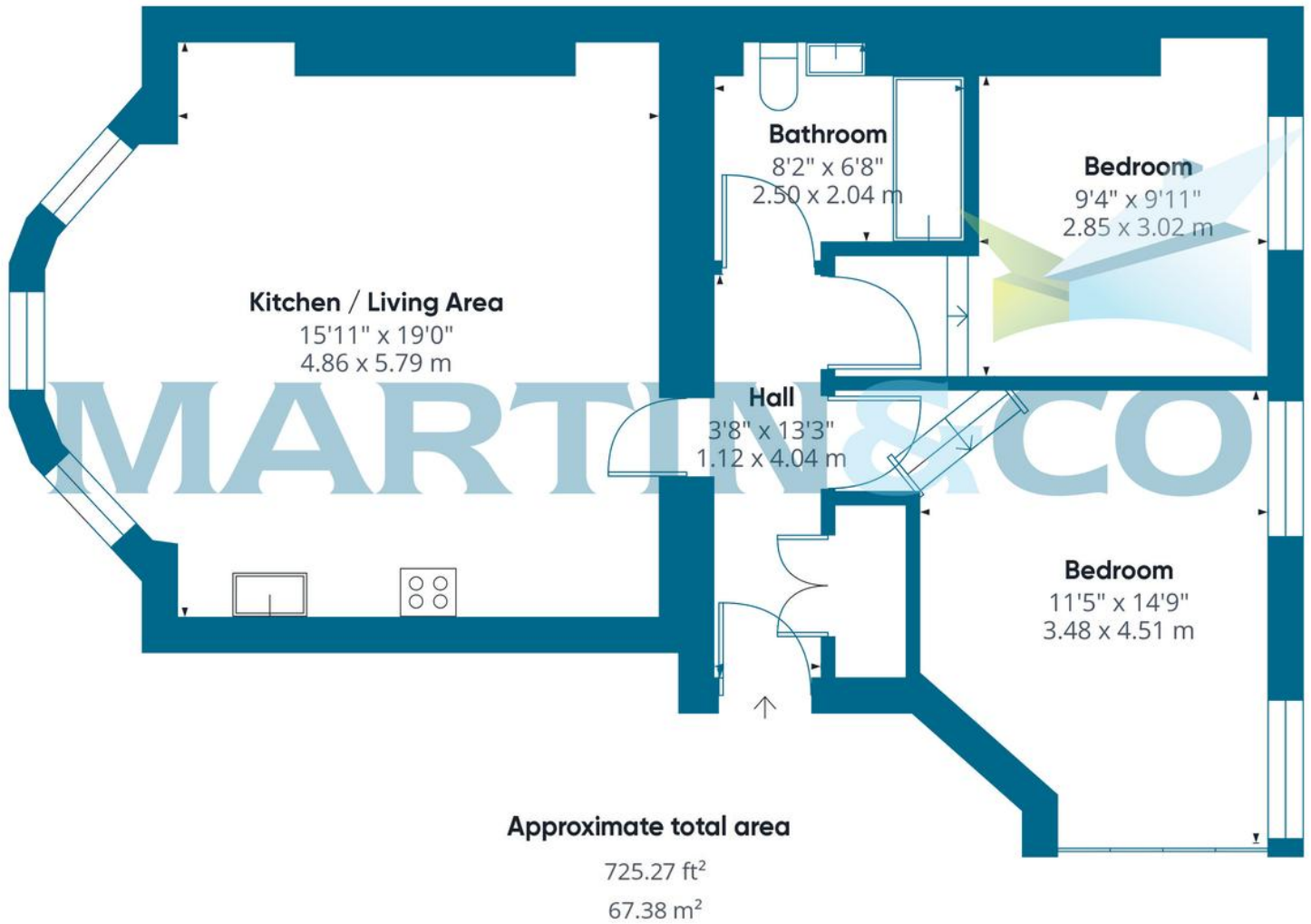
BEDROOM 9' 11" x 9' 4" (3.02m x 2.84m)

BATHROOM 8' 2" x 6' 8" (2.49m x 2.03m)



TENURE The property is leasehold with 125 year lease from 1st May 2001 with a £100 ground rent per annum. The service charge is £3465 per annum, this information should be checked and verified by your legal representative.





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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, in or for 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.

