



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Apartment 29, Villiers House Clarendon Avenue, Leamington Spa, CV32 5PR

- Central Leamington Spa location
- Short stroll to the town centre
- Second floor luxury apartment
- Leasehold 113 years remaining
- One Bedroom
- Fitted kitchen with appliances
- Living Room



Price Guide £186,000

A neatly presented second floor apartment located within the prestigious Villiers House in central Leamington Spa, a short stroll from The Parade and all of the shops, cafes, restaurants and amenities the town has to offer.

The property is spacious and beautifully appointed comprising open plan living with a modern fitted kitchen area, and lounge diner, one bedroom and bathroom.

#### APPROACH

Accessed via steps leading to the secure key fob communal entrance.

#### ENTRANCE

Accessed via the communal stair or lift and hallway leading to the front door which leads into the internal accommodation. Upon entering there is a storage cupboard, inset ceiling downlighting and an intercom video entry system.

#### OPEN PLAN LIVING ROOM/KITCHEN DINER

A large light and airy room with high ceilings, nicely finished with a large double glazed window to the side elevation with an attractive outlook, inset ceiling downlighters, TV point, wood effect vinyl flooring and underfloor heating.

#### KITCHEN AREA

A modern fitted integrated kitchen with a range of wall and base mounted units with complementary work surfaces over, integrated induction hob, integrated electric oven and combi oven, integrated fridge freezer, integrated washer dryer and dishwasher, under counter lighting and breakfast bar.

#### BEDROOM

A large double bedroom with high ceilings, inset ceiling downlighters, large double glazed window to the side elevation, large built in wardrobes, TV point and underfloor heating.

#### BATHROOM

With full tiling, inset ceiling downlighters, extractor fan, mains fed shower cubicle, low level WC with concealed cistern with dual flush, sink with vanity unit and wall mounted towel radiator.

#### GENERAL INFORMATION

**TENURE:** We are informed the property is Leasehold - with 113 years remaining Annual Service Charge of £1,650 although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains electricity, gas and water 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.

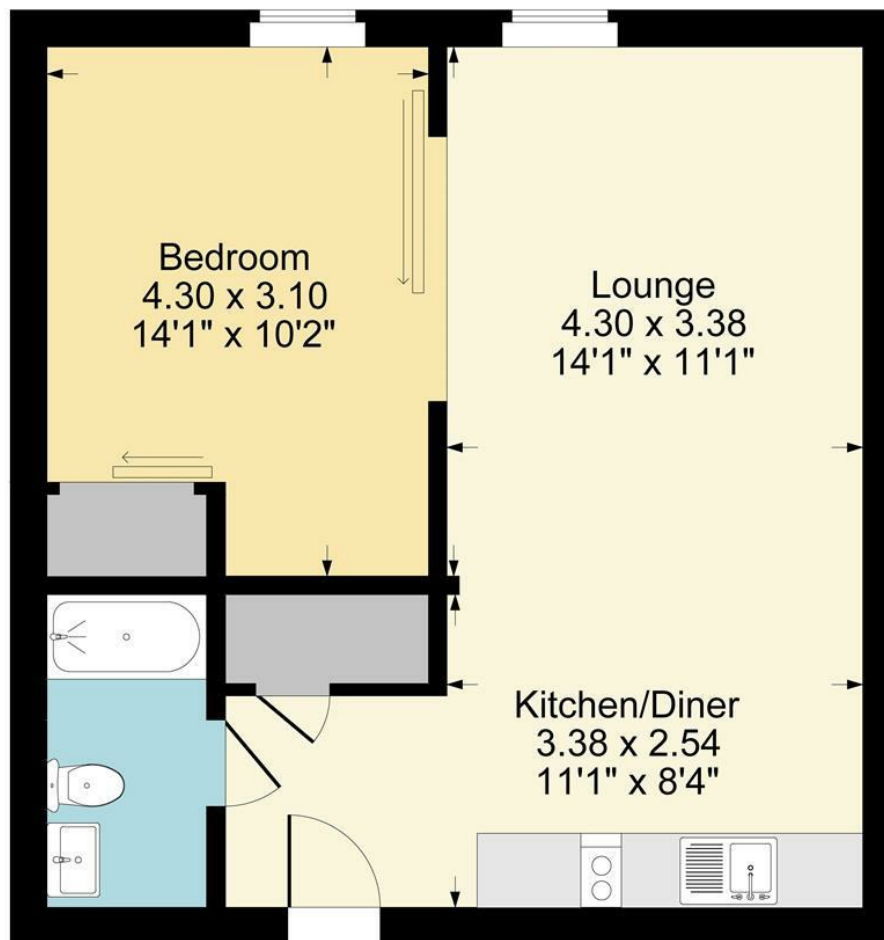
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C - A full copy of the EPC is available at the office if required.

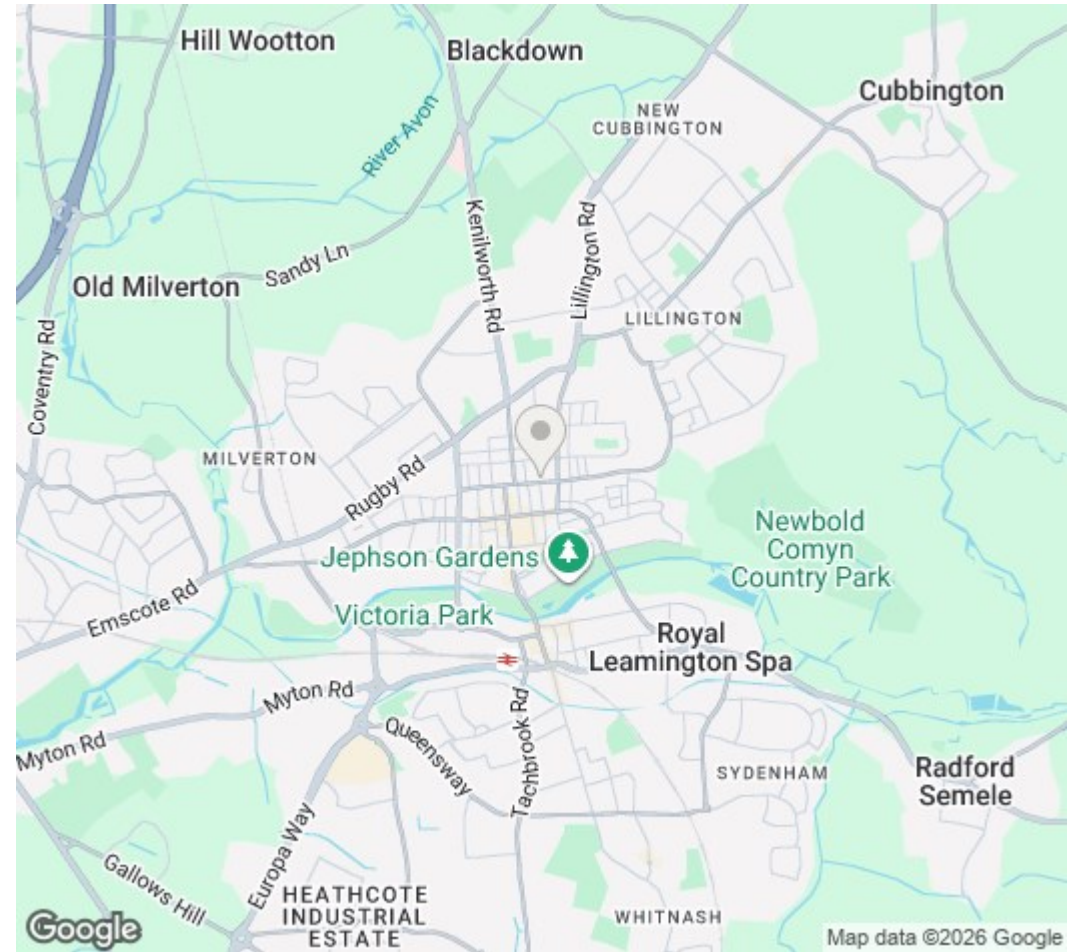
**VIEWING:** By Prior Appointment with the Selling Agents.



29 Villiers House, Clarendon Avenue, Leamington Spa, CV32 5PR



Approximate Gross Internal Area = 46.50 sq m / 501 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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