



Peter Clarke

Stuart, Buckingham Lodge 23 Kenilworth Road, Leamington Spa, CV32 6JD

- A well-proportioned three-bedroom mews townhouse
- Sought after location close to all amenities
- Set within an exclusive development
- Courtyard garden
- Two Bathrooms
- Kitchen/Dining Room
- Parking



Offers Over £450,000

A rare opportunity to acquire a well-proportioned three-bedroom mews townhouse, ideally located within the highly sought-after North Leamington area. The property benefits from a private courtyard-style garden and a carport driveway.

Buckingham Lodge is an exclusive development of mews townhouses, set within the grounds of a beautifully converted period residence. The location is particularly convenient, lying within easy walking distance of Leamington town centre and its wide range of amenities, including shops, schools, bars, restaurants and the railway station.

Entrance Hall

Guest Cloakroom

With low level WC and wash hand basin

Living Room

With feature Adams fireplace, gas fire inset and wooden surround, patio doors to rear and window to front.

Kitchen/Dining Room

Having a range of wall and base units with complementary worksurfaces, breakfast bar, four ring gas hob, electric cooker beneath and extractor fan above, single drainer stainless steel sink unit, fridge freezer and space for washing machine.

Main Bedroom

Overlooking the rear courtyard with door to:

En-Suite Shower Room

Having a shower cubicle, low level WC and wash hand basin.

Bedroom

Having a dual aspect with windows to the front and rear.

Bedroom

With window towards the rear.

Family Bathroom

Having a bath with low level WC and wash hand basin

General Information

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should 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 E.

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

VIEWING: By Prior Appointment with the selling agent, Peter Clarke Estate Agent Leamington Spa



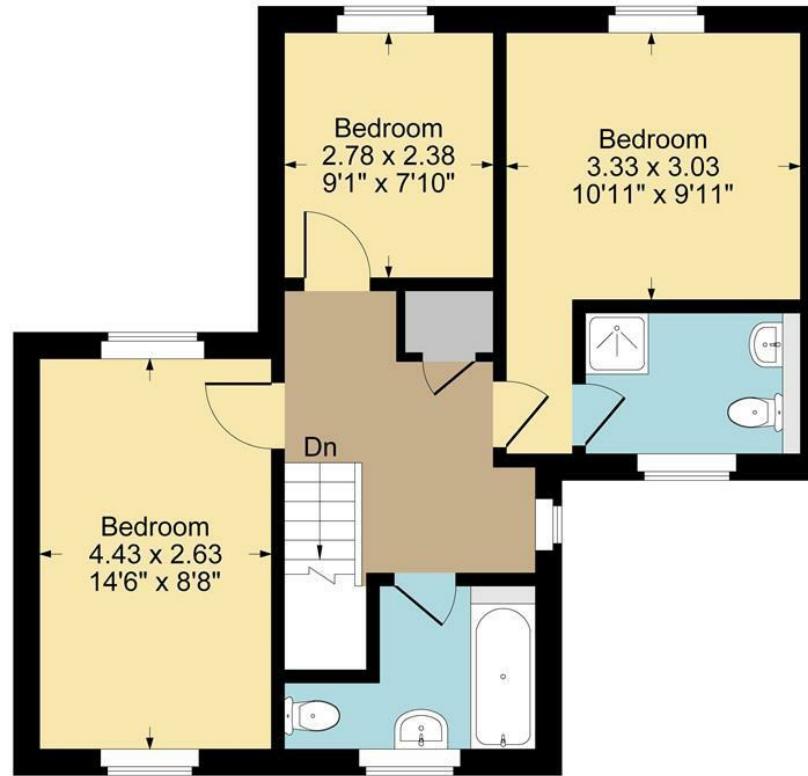
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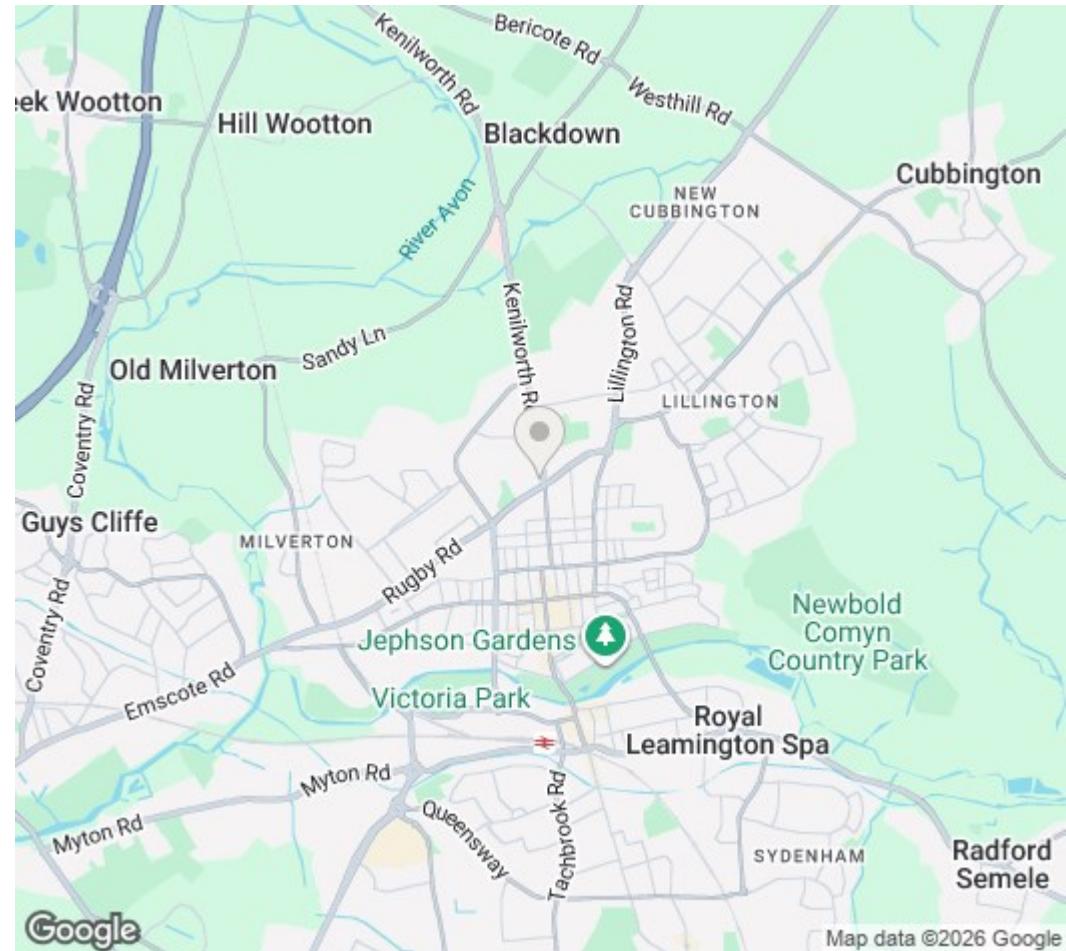
Ground Floor

Approximate Gross Internal Area
Ground Floor = 41.30 sq m / 444 sq ft
First Floor = 49.30 sq m / 530 sq ft
Total Area = 90.60 sq m / 974 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and 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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