



**Connells**

Clarence Mansions Clarence Terrace  
Leamington Spa

# Clarence Mansions Clarence Terrace Leamington Spa CV32 5LD

for sale  
**£150,000**



## Property Description

A well-presented and spacious one-bedroom apartment, set in a highly desirable location, offering around approx. 707 sq ft of thoughtfully arranged living space.

The property boasts a bright, open-plan living area that combines the kitchen, dining, and lounge spaces, featuring integrated appliances, and eye-catching exposed beams that bring character and a sense of individuality.

The spacious double bedroom provides a comfortable retreat, while the modern shower room is finished to a high standard.

With a practical layout, excellent natural light, and a charming loft-inspired atmosphere throughout, this home is both functional and inviting.

Conveniently positioned close to local shops, amenities, transport connections, and the town centre, this apartment is well suited to first-time buyers, working professionals, or investors looking for a property with unique appeal.

Available for sale with no onward chain.

## Communal Entrance

Well-maintained communal entrance with stairs rising to all floors. There is a lift which rises up to the floor below this apartment which is situated on the top floor.

## Entrance Hallway

With doors to all rooms.

## Open Plan Lounge/Kitchen/Diner

### Lounge/Diner Area

Light and airy lounge/dining area featuring exposed beams, two electric radiators, laminate flooring and two dormer windows to front elevation.

### **Bedroom**

Double bedroom consisting of exposed beams, a fitted wardrobe, a built-in cupboard, an electric radiator, laminate flooring and a dormer window to rear elevation.

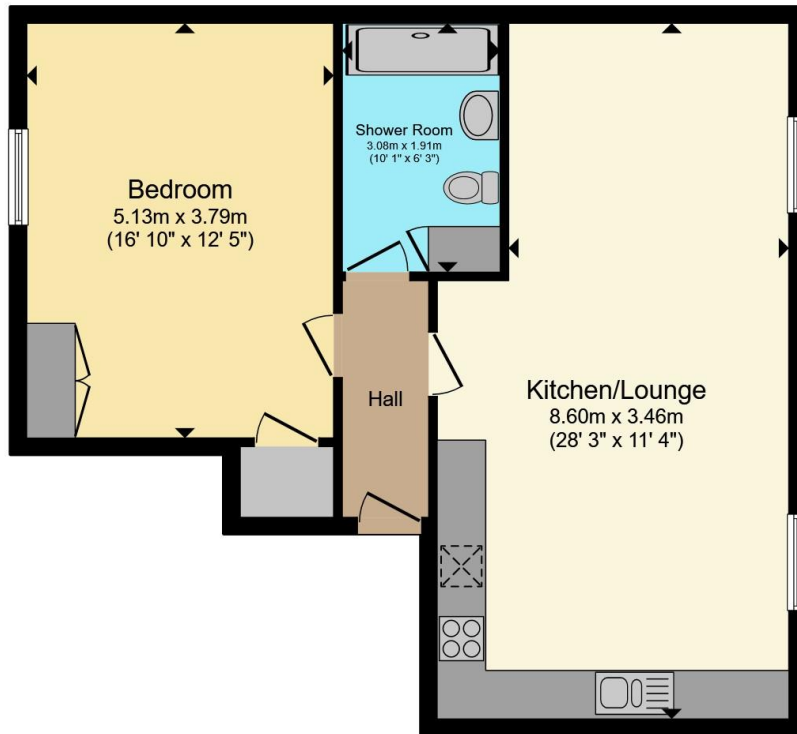
### **Shower Room**

Three piece suite fitted with a wash hand basin and vanity unit, walk-in shower and a low level W/C. Having a shaver point, partly tiled walls, a fitted towel rail and a cupboard housing the water heater.

### **Lease Information**

The property is leasehold with a lease length of 125 years from 1st January 2001. The property is subject to management costs to include an annual ground rent of £100 and an annual service charge of £3,465.32.





Total floor area 65.7 m<sup>2</sup> (707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax Band: B

Service Charge: 3465.32

Ground Rent: 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA315391](http://connells.co.uk/Property/SPA315391)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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