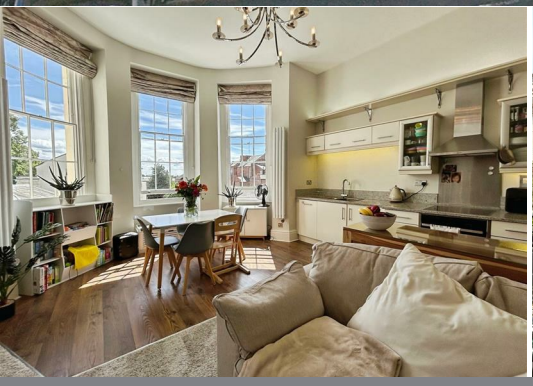
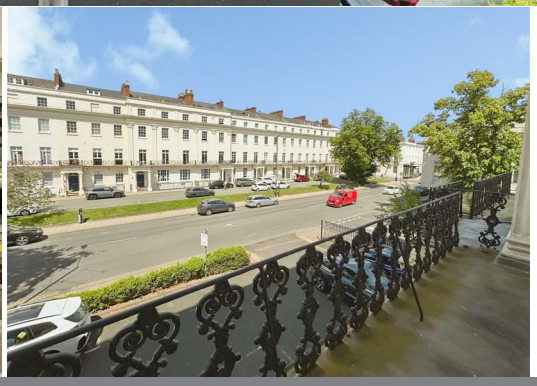




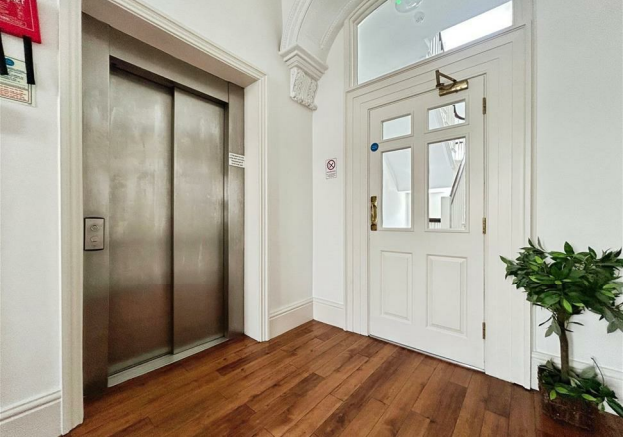




CLARENCE MANSIONS, 5 CLARENCE TERRACE

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SALES & LETTINGS













A rare opportunity to acquire an elegant first-floor apartment forming part of a distinguished Regency conversion in the heart of Leamington Spa town centre. Rich in character and period charm, this impressive home showcases a wealth of original features, including high ceilings, ornate mouldings and traditional sash windows, creating a wonderful sense of space and grandeur throughout.
The beautifully presented accommodation comprises a communal entrance with both lift and stair access to the first floor, a welcoming entrance hallway, and a stunning open-plan living, dining and kitchen area that serves as the focal point of the home. There are two generous double bedrooms, a spacious bathroom and the added benefit of allocated parking. Ideally positioned to enjoy the excellent amenities, restaurants, shops and transport links that Leamington Spa has to offer, this exceptional apartment combines historic elegance with modern convenience.
To arrange a viewing, please contact our Leamington Spa office on 01926 887723.

Communal Entrance
Secure communal entrance with video entry phone system leading to a well-maintained hallway, with lift and staircase access to the first floor.

Entrance Hall
White painted panelled entrance door opening into a welcoming hallway featuring timber-effect laminate flooring, electric radiator, and recessed downlighting. Providing access to the living/kitchen area, bedrooms, and bathroom.

Living/Dining Room
A spacious open-plan living and dining area featuring a combination of wood-effect flooring and carpeted flooring, creating a comfortable and versatile living space. The room benefits from wall-mounted vertical electric radiators and a contemporary integrated electric fireplace, providing an attractive focal point. Beautiful original curved bay windows incorporating three tall sash windows overlook the rear elevation, allowing an abundance of natural light to flood the room. There is ample space for a large sofa suite, occasional furniture, and a six-seater dining table, making it ideal for both everyday living and entertaining. A central ceiling light point completes the space.

Kitchen
The contemporary kitchen is fitted with a comprehensive range of base and wall-mounted units with complementary work surfaces and under-cabinet lighting. Integrated appliances include a fridge freezer, microwave, slimline dishwasher, and a Neff oven. A stainless steel one-and-a-half bowl sink with drainer and mixer tap is set beneath the work surface, while the induction hob is complemented by a stainless steel splashback and extractor canopy above. High-level shelving provides additional storage and display space, creating a stylish and practical kitchen area.

Bedroom One
A spectacular principal bedroom, recently fitted with new carpeting and featuring an extensive range of contemporary floor-to-ceiling fitted wardrobes, providing excellent storage. The room benefits from two wall-mounted electric heaters and two impressive floor-to-ceiling glazed double doors, offering attractive views across the elegant Regency architecture of Warwick Street and allowing an abundance of natural light to fill the space. Finished with a ceiling light point, this exceptional bedroom combines style, comfort, and character.

Bedroom Two
A well-proportioned second bedroom, recently fitted with new carpeting and benefiting from floor-to-ceiling fitted wardrobes, providing excellent storage. The room features a wall-mounted electric radiator and impressive floor-to-ceiling glazed double doors opening onto a private balcony, enjoying attractive views over Warwick Street. A bright and stylish space, ideal as a guest bedroom, home office, or additional principal accommodation.

Bathroom

A spacious and well-appointed bathroom fitted with easy-maintenance linoleum flooring and partially tiled walls. The suite comprises a ceramic wash hand basin with mixer tap and vanity storage unit beneath, a panelled bath with shower over, and a low-level flush WC. Additional features include a wall-mounted heated towel radiator, built-in storage cupboard housing the water heater, extractor fan, and recessed ceiling spotlights, creating a bright and practical space.

Parking

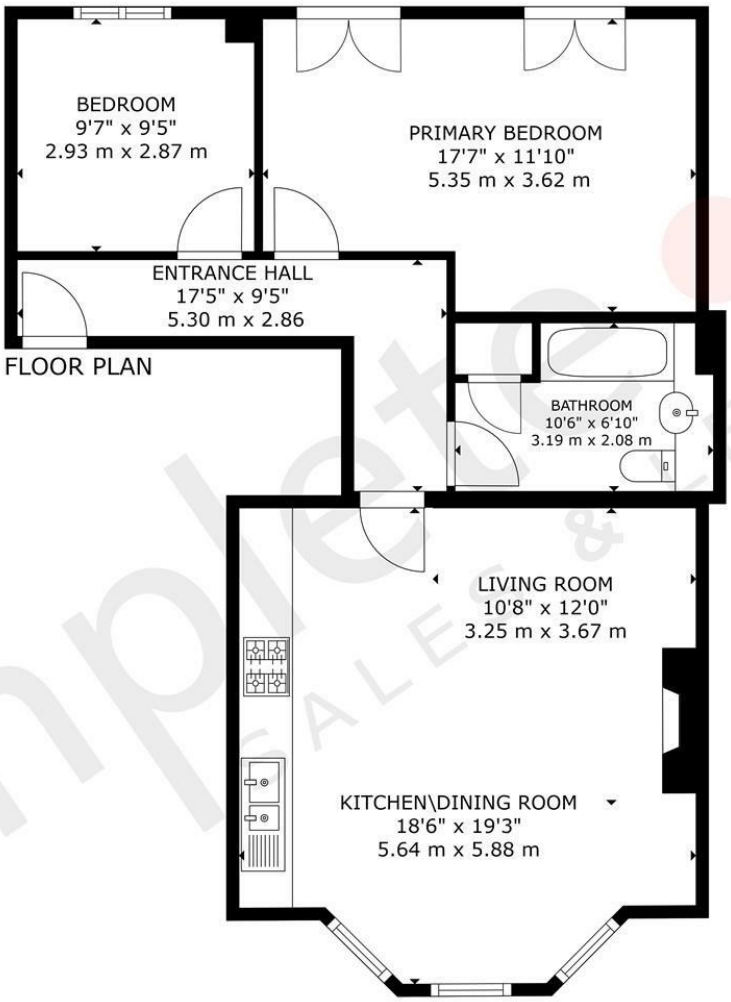
Allocated parking space to the front of the building

Location

Ideally situated in a fashionable and highly sought-after location, this property lies less than a quarter of a mile from the vibrant centre of Leamington Spa and its excellent array of amenities. Renowned for its elegant Regency architecture, Leamington Spa is centred around the iconic Parade and beautifully maintained gardens that stretch along the banks of the River Leam. The town offers an exceptional selection of boutique shops, high-street retailers, cafés, restaurants, bars, and leisure facilities, catering to a wide range of lifestyles and age groups. The area is also particularly well regarded for its excellent educational provision, including Arnold Lodge School and Kingsley School in Leamington Spa, together with the highly respected Warwick School and King's High School in nearby Warwick. Excellent transport links provide convenient access to surrounding towns and cities, including Warwick and Stratford-upon-Avon, via the A46 and M40 motorway network. Leamington Spa railway station is approximately one mile away and offers regular services to Birmingham and







GROSS INTERNAL AREA
FLOOR PLAN: 781 sq. ft , 72 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL





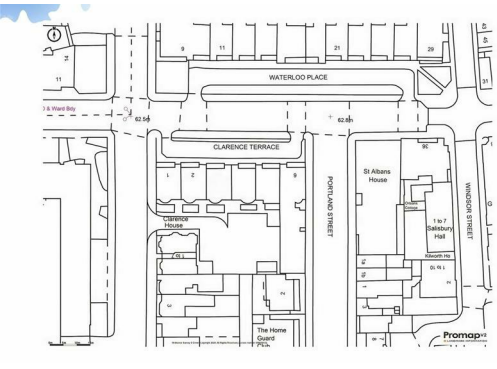
London Marylebone, with journey times to the capital of just over one hour, making this an ideal location for commuters.



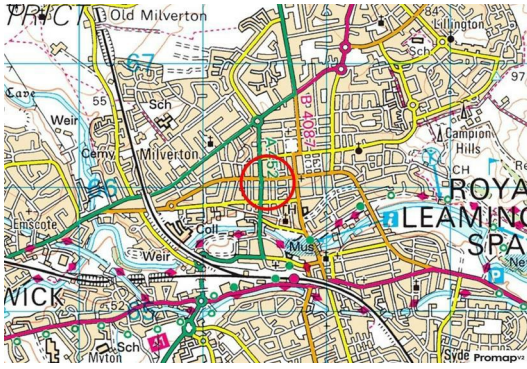




- Stunning Regency Conversion
- High Ceilings & Period Features
- Entrance Hall
- Open Plan Kitchen
- Bathroom
- Grade 2 Listed Building
- Communal Entrance Hall With Lift
- Open Plan Living/Dining
- Two Double Bedrooms
- Allocated Parking Space

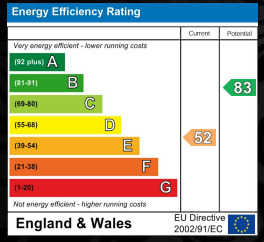






CLARENCE MANSIONS, WARWICK STREET

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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