

## Apartment 7 The Space, Clarendon Avenue, Leamington Spa, CV32 5PP

£1,375 PCM

- Leamington Spa Town Centre Location
- Gas Central Heating And Double Glazing
- Large Communal Decked Terrace
- Fitted Kitchen with Integrated Appliances
- Available 2nd June 2025
- Two Double Bedrooms And Two Bathrooms
- EPC Rating C - 70
- Open Plan Lounge
- Stunning Communal Foyer/Hallway
- Warwick District Council Tax Band D

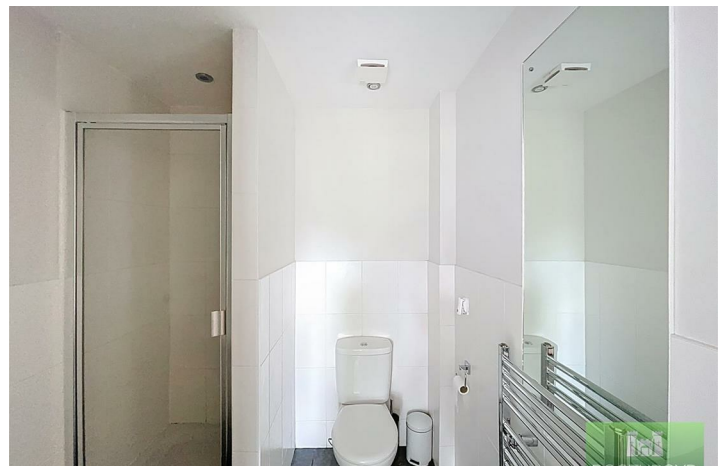


# Clarendon Avenue, Leamington Spa CV32 5PP

The Space is located in the heart of Leamington Spa. A popular destination amongst tenants for its thriving town centre and parks. it is located on the northern edge of the town centre and has security access into the foyer with CCTV cameras. There is a lift that takes you to all floors. The apartment is situated on the first floor and comprises a reception hallway with all doors off. The open plan sitting room looks onto the park from its full height windows. The fully fitted kitchen has integrated appliances and high gloss red units. The master bedroom has an en suite shower room, further double bedroom and a white bathroom suite with P-shaped bath. The apartment is available furnished to a high standard. Outside is a communal decked area with security code access. Available 2nd June 2025 Furnished.



Council Tax Band: D



## **COMMUNAL HALLWAY**

Accessed via a security intercom into the foyer with tiled flooring, lifts to all floors, electricity meter cupboard, seating area and an easy tread staircase. The apartment is located on the first floor landing.

## **RECEPTION HALLWAY**

With a radiator, coat hanging, downlighters, display cabinet and a built in double cupboard housing the central heating boiler and further doors off to

## **LOUNGE**

20'2" max x 18'7" max

With two full height double glazed windows to the fore with blinds, downlighters, radiator, corner sofa, chest, display cabinet and tv stand with flat screen tv. There is a dining area with radiator and a four seater table and chairs.

## **FITTED KITCHEN**

6'4" x 10'8"

Fitted with a red high gloss range of wall and base units. The work surface has a stainless steel sink unit with mixer taps, four ring gas hob, double oven and microwave oven. Integrated washing machine/tumble dryer, fridge freezer and a dishwasher. Tiled floor and splashbacks.

## **BEDROOM ONE**

13'5" x 9'9"

With double glazed windows looking onto the park, radiator, double bed with bedside cabinet, chest of drawers and an occasional chair. Fitted sliding wardrobes and a door into the en suite.

## **EN SUITE SHOWER ROOM**

Fitted with a shower cubicle with a thermostatic shower, pedestal wash hand basin and a close coupled wc. Tiled flooring and splashbacks. Heated towel rail and downlighters.

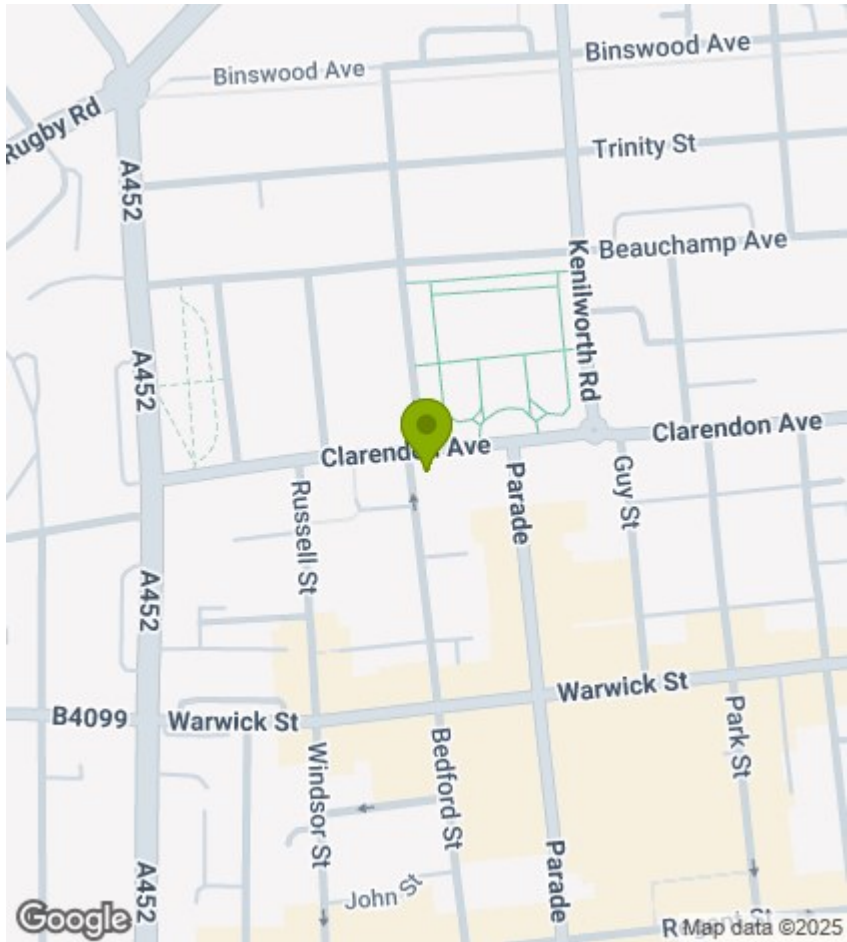
## **BEDROOM TWO**

9'10" x 10'10"

Double glazed windows to the fore, radiator, two chest of drawers, pull out single/double bed, wardrobe and downlighters.

## **BATHROOM**

Fitted with a white suite that comprises a panelled P shaped bath with mixer shower and screen, concealed cistern wc and a pedestal wash hand basin. Tiling to floor and full height to splashbacks. Downlighters, extractor fan and a heated towel rail. A storage cabinet.



### Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### First Floor

Approx. 72.7 sq. metres

