



# Flat 1 Clarendon Rise, Beauchamp Hill

Leamington Spa **CV32 5NY**

Offers Over £550,000

# Flat 1 Clarendon Rise, Beauchamp Hill

Situated in a prime central Leamington location, just a short walk from all facilities, this magnificent split-level apartment is housed within a Grade II Listed building and offers around 1,750 square feet of accommodation combining the elegance of its period character with sophisticated modern living. Having the benefit of either private access off Beauchamp Hill or alternatively via the impressive communal entrance, the apartment offers a host of fabulous features including a spacious open plan lounge, which is stylishly equipped with dual work stations, along with through access to a fully integrated kitchen. The three double bedrooms are arranged over two levels, with both the magnificent master bedroom and second bedroom enjoying en suite facilities, in addition to a family bathroom. The whole is presented in exceptional decorative order with the internal accommodation being complemented by a large communal garden area and allocated parking. This is a rare opportunity to purchase an exclusive luxury apartment of both style and versatility of accommodation.

## LOCATION

Clarendon Rise enjoys a corner position to Beauchamp Hill and Clarendon Place, being supremely placed for access to the town centre's extensive range of amenities including Leamington's wide array of shops and independent retailers, bars, restaurants and parks. There are excellent local road links available out of the town including links to the Midland motorway network via the A46, whilst Leamington Spa railway station provides regular rail links to London and Birmingham, amongst other destinations.

## ON THE GROUND FLOOR

The apartment enjoys a private entrance from Beauchamp Hill, whilst also having the alternative of a communal entrance hall where there is lift access to lower ground floor level. The gated access from Beauchamp Hill opens onto blue brick paved steps and pathway giving access to the apartment itself, as well as to a useful vaulted storage area which provides ample space for bikes etc. There are also two separate lockable vaulted stores.

An obscure glazed entrance door opens into:-

## SUPERB OPEN PLAN LIVING/DINING ROOM

7.39m x 5.28m max (24'3" x 17'4" max)

With stylish staircase off ascending to the upper floor, limed oak wood strip flooring throughout, complemented by two central heating radiators, ceiling downlighters and window to Beauchamp Hill, extremely useful bespoke study area providing dual work stations, together with integrated storage cupboards over, shelving and drawers and through access to:-

## KITCHEN/BREAKFAST ROOM

5.11m x 2.77m (16'9" x 9'1")

Being beautifully appointed and equipped with an extensive range of units in a contemporary gloss finish, complemented by veined marble worktops and including a significant array of base cupboards and storage solutions including pan drawers, these being complemented by an excellent range of contrasting wood grain finished wall cabinets, a full range of integrated appliances comprising Bosch induction hob with stainless steel filter hood over, integrated fridge freezer, integrated dishwasher and integrated washing machine, all by Bosch, tiled floor which also enjoys underfloor heating and vaulted ceiling with a bank of spotlights.

## ENTRANCE HALLWAY

Which can be accessed from the communal entrance to the building and featuring limed oak flooring extending through from the lounge, large fitted cloaks cupboard, central heating radiator and door to:-

## INNER HALLWAY

From which access can be gained to three extremely useful storage cupboards, one of which houses the Viessmann gas fired boiler, also having central heating radiator and ceiling downlighters.

## BEDROOM TWO (GUEST BEDROOM)

3.89m x 3.73m approx average (12'9" x 12'3" approx average)

Together with long hallway featuring fittings for wall mounted television, central heating radiators, ceiling downlighters, obscure glazed window, door off the hallway to large walk-in wardrobe/storage cupboard and further door to:-

## EN SUITE SHOWER ROOM

With fully ceramic tiled walls and floor, the floor benefiting from underfloor heating, and stylish white fittings comprising low level WC, wash hand basin with integrated mixer tap and drawers, corner shower enclosure with double sliding doors giving access and fitted dual head shower unit, ceiling downlighters and chrome towel warmer/radiator.

## BEDROOM THREE

3.94m x 3.23m max/approx average (12'11" x 10'7" max/approx average)

Being superbly fitted and equipped with a comprehensive range of stylish fitted furniture including wardrobing, storage cupboards and shelving. Central heating radiator, high level window and ceiling downlighters.

## PRINCIPAL BATHROOM

With fully ceramic tiled walls and floor, together with underfloor heating, and four-piece suite comprising low level WC, rolltop part floor-standing bath with period style mixer tap and shower attachment, wall mounted wash hand basin with mixer tap and integrated drawer storage, large walk-in shower enclosure with double doors giving access and dual head shower, large obscure window, ceiling downlighters and chrome towel warmer/radiator.

## Features

Fabulous Split-Level Apartment

Prime Central Leamington Location

Circa 1,750 Square Feet of Accommodation

Open Plan Lounge/Dining Room

Fully Equipped Kitchen

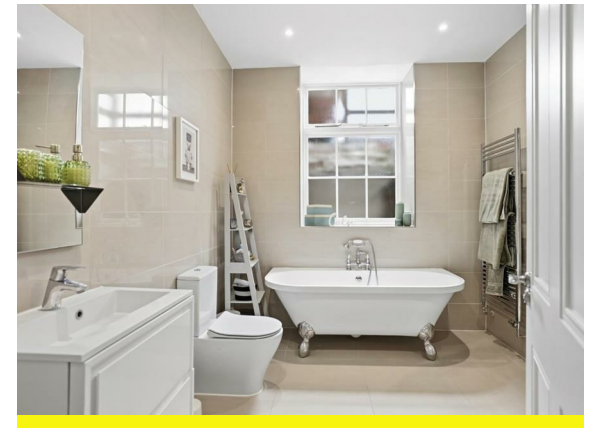
Three Double Bedrooms

Three Superbly Appointed Bathrooms

Excellent Communal Garden

Allocated Parking Space





## Floorplan



Total area: approx. 161.8 sq. metres (1741.8 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

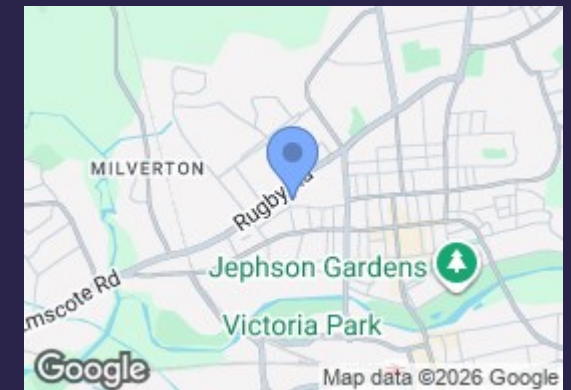
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band E - Warwick District Council



### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	60	60
(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	

## Contact us

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## Visit us

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