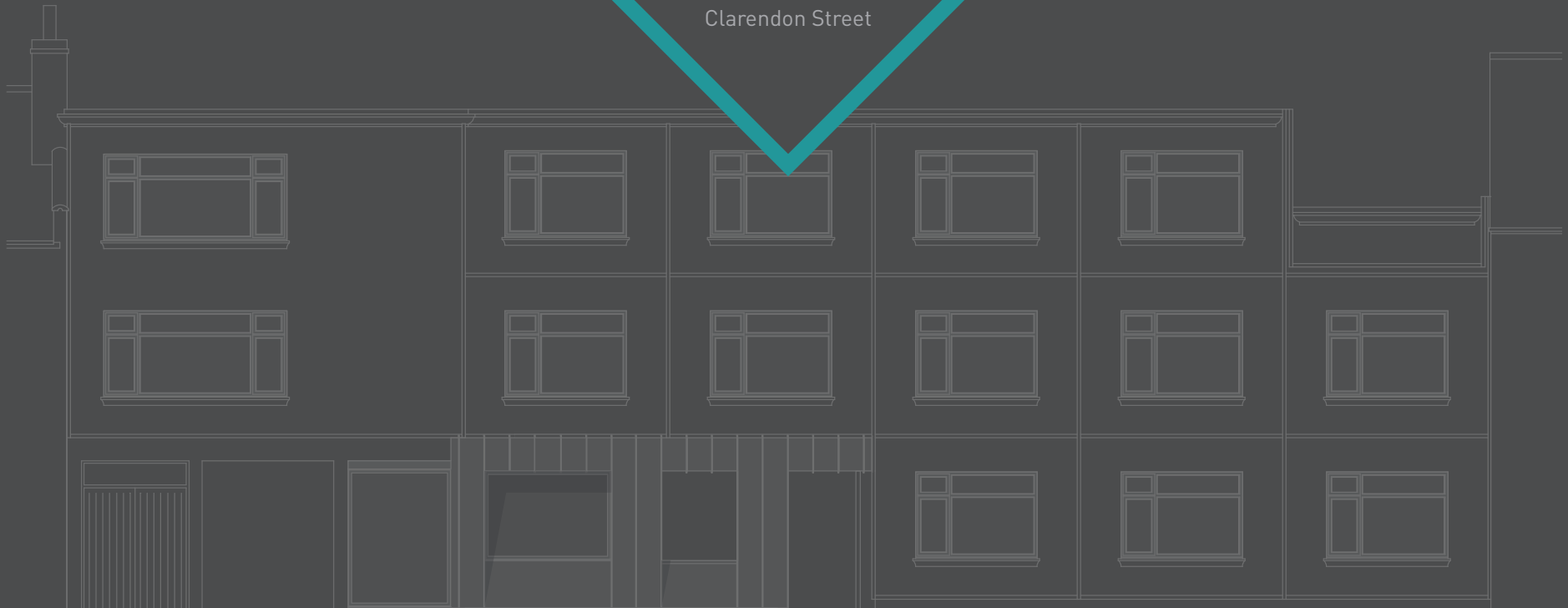




8 apartments and 1 townhouse with parking, situated in the heart of Royal Leamington Spa

# WARWICK HOUSE

Clarendon Street



# LOCATION

Warwick House, Clarendon Street, is situated in the heart of Leamington Spa with a wide range of shops, restaurants and bars within easy walking distance. Leamington is regularly voted one of the best places to live in the UK as not only does it have a thriving cultural scene, beautiful architecture and picturesque parks but also good transport links throughout the UK with regular fast train services to London and Birmingham and easy access to the M40 and Birmingham International Airport.

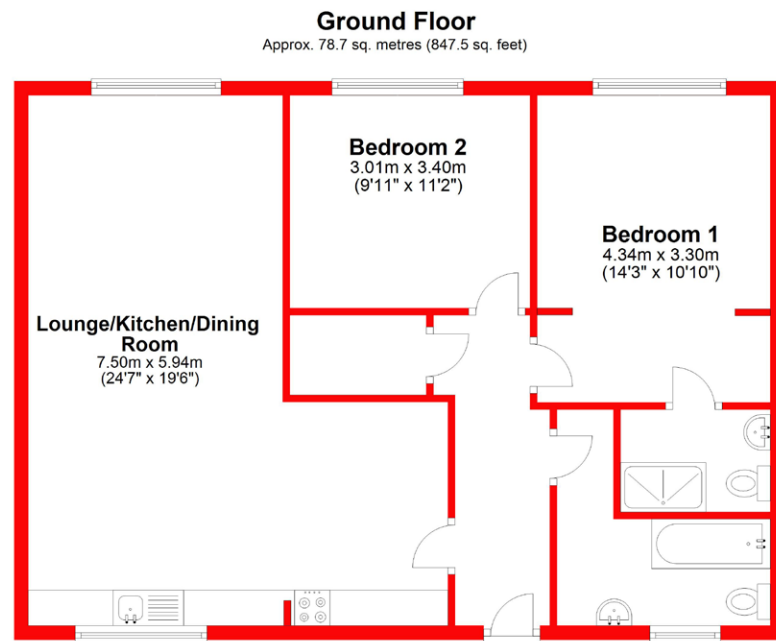
# SPECIFICATION

Warwick House is a three-storey building set back from the street with its own parking. There are eight 1 and 2 bed apartments and 1 townhouse. Large windows flood the apartments with natural light. All have new individually designed kitchens with integrated appliances including oven, hob, extractor, fridge/freezer, washer/dryer and dishwashers. The new bathrooms and shower rooms are specially designed. There is new gas-fired central heating, electrics, plumbing and fire safety measures throughout and a 10 year ICW warranty. Allocated parking spaces. Dedicated electric charging point at allocated parking space and bespoke fitted wardrobes are available as optional extras.

**Warwick House, 32-24 Clarendon Street, Leamington Spa CV32 4PG**

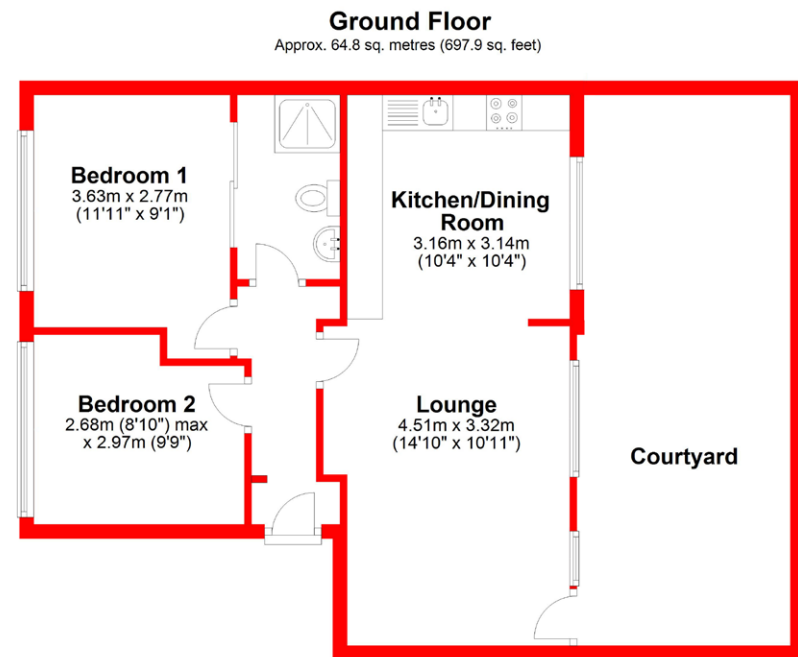


# APARTMENT 3



Total area: approx. 78.7 sq. metres (847.5 sq. feet)

# APARTMENT 4

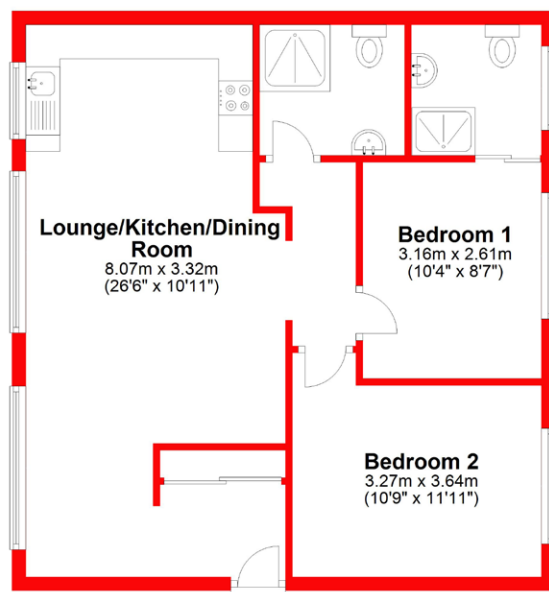


Total area: approx. 64.8 sq. metres (697.9 sq. feet)

# APARTMENT 7

## First Floor

Approx. 61.4 sq. metres (660.6 sq. feet)

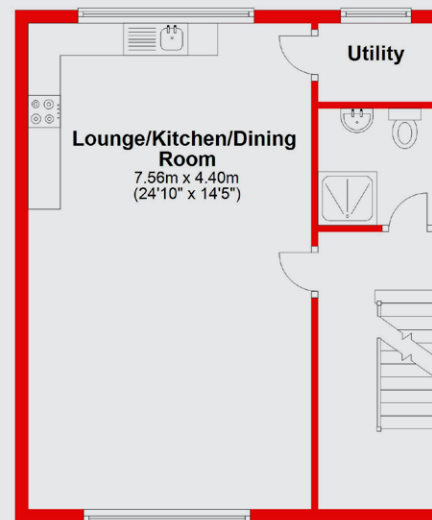


Total area: approx. 61.4 sq. metres (660.6 sq. feet)

# TOWN HOUSE

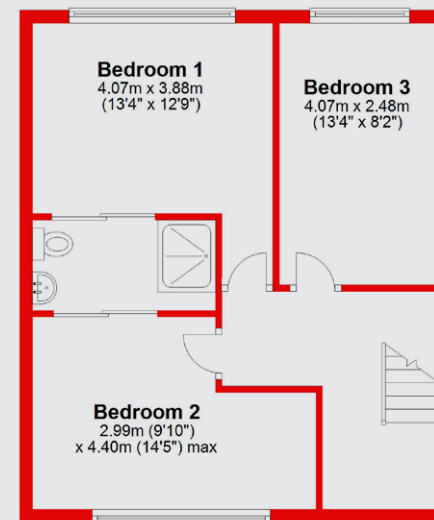
## First Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



## Second Floor

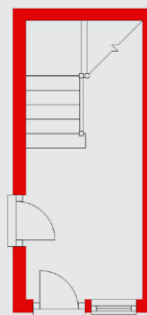
Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 103.3 sq. metres (1111.6 sq. feet)

## Ground Floor

Approx. 7.8 sq. metres (84.2 sq. feet)



## GROUND FLOOR

### **Townhouse**

Private entrance to stairs leading to first floor with dual aspect open plan living area with kitchen with integrated appliances, utility room and shower room. Stairs to second floor with three bedrooms and Jack and Jill shower room. 2 parking spaces.

### **Apartment 2 (RESERVED)**

Entrance from front hallway. Open plan living room with kitchen with integrated appliances and two large windows. Bedroom, bathroom. 1 parking space.

### **Apartment 3**

Entrance from rear hallway. "L" shaped open plan living area with kitchen with integrated appliances. Two bedrooms, one en-suite, separate bathroom. 2 parking spaces.

### **Apartment 4**

Entrance from rear hallway. Open plan living area with kitchen with integrated appliances. Two bedrooms, study, shower room. Outside private courtyard. 1 parking space.

Please note: These particulars are produced in good faith and are set out as a general guide only. They do not constitute or form any part of an offer or any contract. Plans shown in this brochure are for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## FIRST FLOOR

### **Apartment 5 (RESERVED)**

Entrance from front hallway and stairs to first floor. Open plan living area with kitchen with integrated appliances. Bedroom, en-suite shower room. 1 parking space.

### **Apartment 6 (RESERVED)**

Entrance from front hallway and stairs to first floor. "L" shaped dual aspect living area with kitchen with integrated appliances, utility room.. Two bedrooms, 1 en-suite, separate bathroom. 2 parking spaces.

### **Apartment 7**

Private entrance from external rear staircase. Dual aspect living room with kitchen with integrated appliances. Two bedrooms, en-suite shower room, separate shower room. 1 parking space.

## SECOND FLOOR

### **Apartment 8 (RESERVED)**

Entrance from front hallway and stairs to second floor. Open plan living room with kitchen with integrated appliances. Bedroom, en-suite shower room. 1 parking space.

### **Apartment 9 (RESERVED)**

Entrance from hallway and stairs to second floor. Dual aspect living area with kitchen with integrated appliances, study area. Bedroom, shower room. 1 parking space.



WARWICK  
HOUSE  
Clarendon Street





For more information visit our website: **[www.house-style.co.uk](http://www.house-style.co.uk)**

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