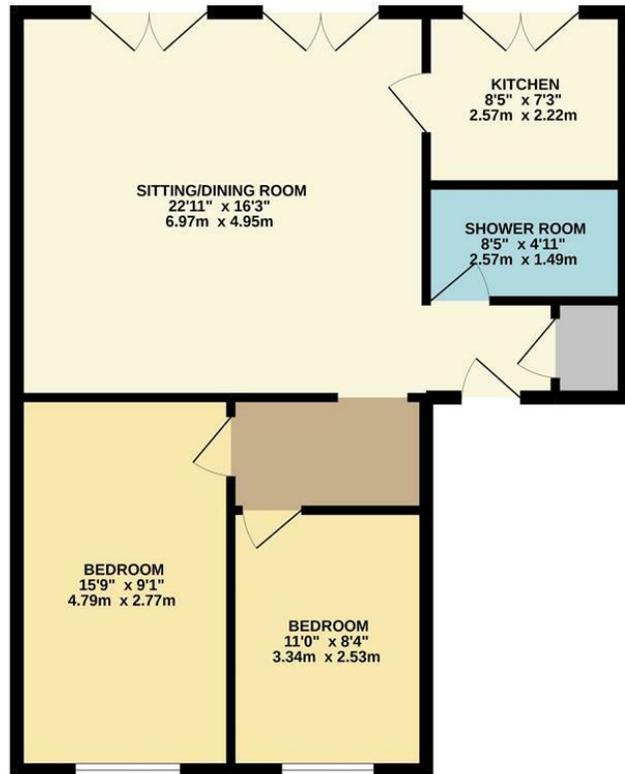


GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA - 693 sq.ft. (64.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 3 36 Clarendon
£1,650 Per Month

charlesrose.



An immaculately presented, spacious first floor apartment with period charm and character. The accommodation briefly comprises: hallway area with cupboard housing electric boiler, spacious lounge dining room with floor to ceiling doors to balcony areas and smoked oak flooring, high specification kitchen with integrated appliances, shower room and two double bedrooms. Outside the property further benefits from an allocated parking space and a balcony that enjoys views over Clarendon Square gardens.

The apartment is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington Spa station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

Property is part furnished,

Available from 08/11/2024

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