



  
**HANDLES**  
PROPERTY

## PROPERTY SUMMARY

Set within one of Leamington Spa's most prestigious addresses, this exceptional lower ground floor apartment on Clarendon Crescent offers refined executive living in an enviable setting. With direct access to the beautifully maintained shared Dell, the property combines tranquillity, privacy and prime location in equal measure.

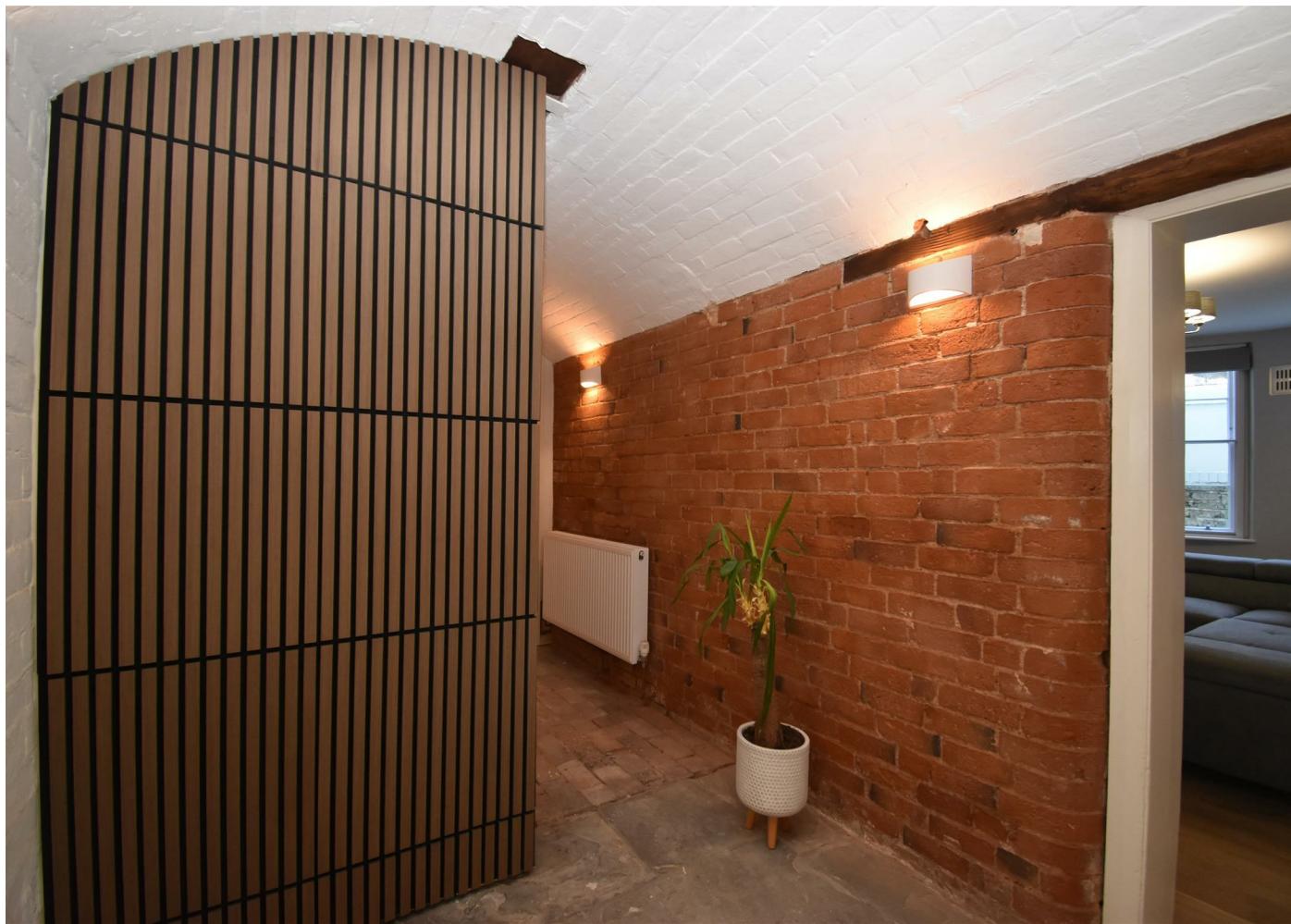
Finished to a high specification throughout, the apartment comprises two generous double bedrooms, a sleek contemporary shower room, and a modern fitted kitchen seamlessly flowing into an elegant lounge.

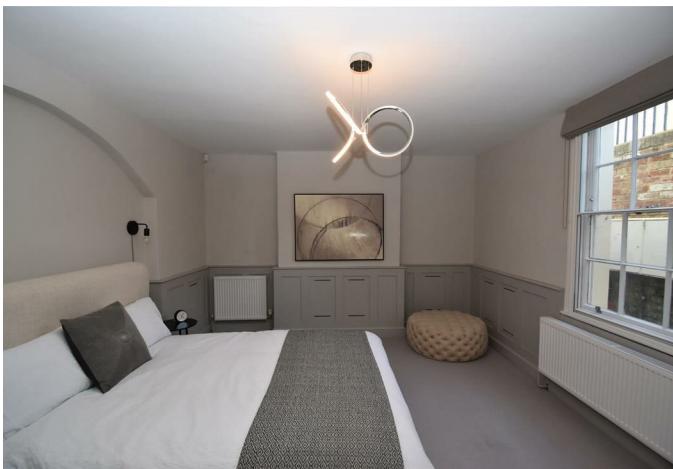
Every detail has been carefully considered to create a sophisticated yet comfortable living environment.

The apartment is furnished to a high standard, reflecting the quality and style expected of a luxury residence.

2	
1	
1	







2



1



1



#### Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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