

# BELVOIR!

Offers In The Region Of £250,000



## 89 19 Parade

, Leamington Spa CV32 4NL

Belvoir Leamington Spa are excited to present this contemporary two-bedroom apartment in the extremely sought-after location of Regent House, in the centre of Royal Leamington Spa and in the midst of café culture. The accommodation briefly consists of; entrance hall, open-plan kitchen/lounge/dining room, family bathroom and two double bedrooms.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)

**BELVOIR!**  
Property is personal

## ACCOMMODATION

Entrance hallway: with doors leading to;

Storage cupboard: with plumbed in washing machine.

Bathroom: a modern three-piece suite consisting of toilet, wash basin and shower-over-bath with glass shower-screen.

Lounge/Dining Room: A open-plan space benefitting from a feature port-hole style window with views over the Parade and French doors overlooking the tranquil, communal courtyard below. There is room for freestanding furniture, including shelving, sideboards, sofa and a dining table and chair set.

Kitchen: A stylish kitchen featuring a range of chic high and low-level units and integrated appliances, including fridge/freezer, dishwasher, oven, electric induction hob and extractor.

Bedroom 1: A double bedroom with space for freestanding furniture.

Bedroom 2: A second double bedroom which would be ideal for an office space if needed.

The property comes with a secure, underground allocated parking space which benefits from a dedicated electric vehicle charge point and fob entry.

Leasehold - 111 years remaining

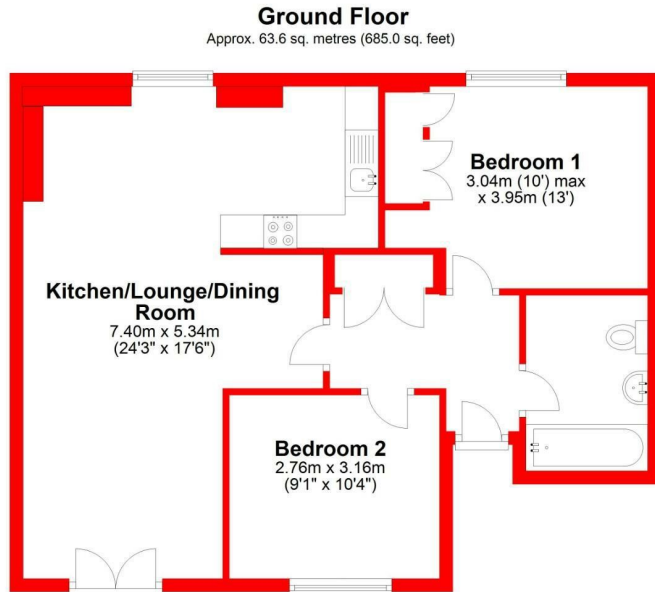
Service Charge - £1500

Ground Rent - £240

Information - Mains water and electricity are connected to the property. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents on .

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you to Furnley House for help with finance. We may receive a 20% fee , if you take out a mortgage through them



Total area: approx. 63.6 sq. metres (685.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		70 76	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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