



HR ESTATE AGENTS

2 Bedrooms

Apartment

Offers Over

£195,000

Located in

Leamington Spa





# Regent Street

Leamington Spa | CV32 5HG



Located in the heart of leamington this two bedroom ground floor apartment would make an ideal investment/ first time buyer home. The property was let for £1,100pcm and is now coming to the end of its current tenancy. The property has a modern kitchen, family bathroom and benefits from having off street parking via an electronic gate. Within a stones throw of the property you are amongst a large variety of shops, cafes, restaurants and beautiful parks.

The apartment is comprised: Lounge, kitchen, two spacious double bedrooms and a family bathroom. To the exterior there is off road parking via an electronic gate. A viewing is highly recommended.

Service and Maintenance Charge- £130 per month

There is no ground rent.

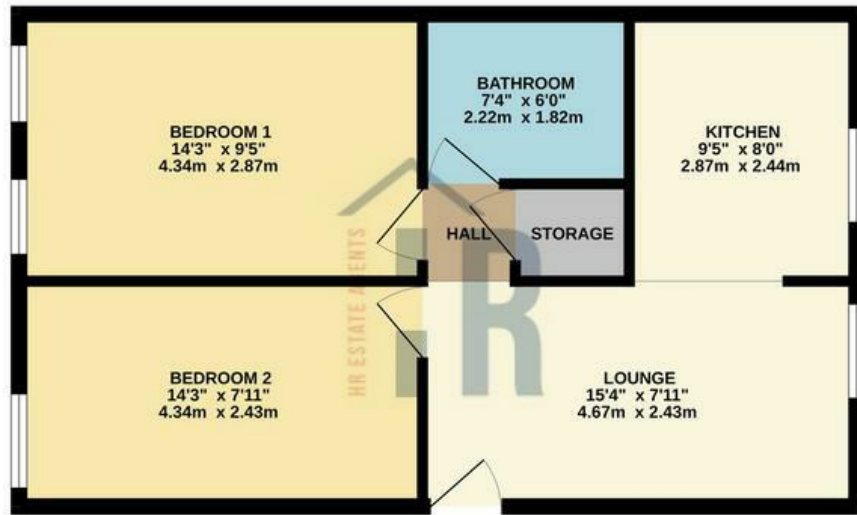
# Regent Street

£195,000 Leasehold



- Two Bedroom Apartment
- Off Street Parking
- Leamington Spa Centre
- Ideal Investment
- Renovated Bathroom
- Walking Distance To A Variety of Shops
- Two Double Bedrooms
- Local Parks
- New Windows

GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 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 for any prospective purchase. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
Made with Metriplex 5/2024

## Council Tax Band B

## Local Authority

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.

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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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