



Regent Street, Leamington Spa, CV32 5HQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Positioned in the heart of Leamington Spa is this purpose built Regency style building. Located on the third floor, the apartment is accessed via a communal lift. The property is comprised of an entrance hall leading to good sized utility/laundry room, an inner hallway with doors through to bedroom one, bedroom two, shower room and an open plan living-dining-kitchen area. The living room has direct access to a private balcony. The kitchen has floor and wall mounted units with integrated oven, dishwasher and electric hob. Bedroom one has fitted wardrobes and a counter along with an additionally installed door creating a Jack-and-Jill shower room. The shower room has a shower, toilet, sink and a heated towel rail. Bedroom two has a fitted wardrobe.

The property benefits from a communal roof conservatory leading to a communal garden with far reaching views over Leamington Spa. The building also benefits from underground secure parking.

The service charge covers the salary of an on-site warden 20 hours per week (except when on annual leave), lift servicing, all buildings maintenance and upkeep of roof garden. This property is also offered on a share of freehold basis with a 999year lease.

One of the main benefits is this property is at the rear of the building meaning it is shielded from the road noise of Dale Street and is being offered with no onward chain.

*** OVER 55's ONLY ***





Key Features

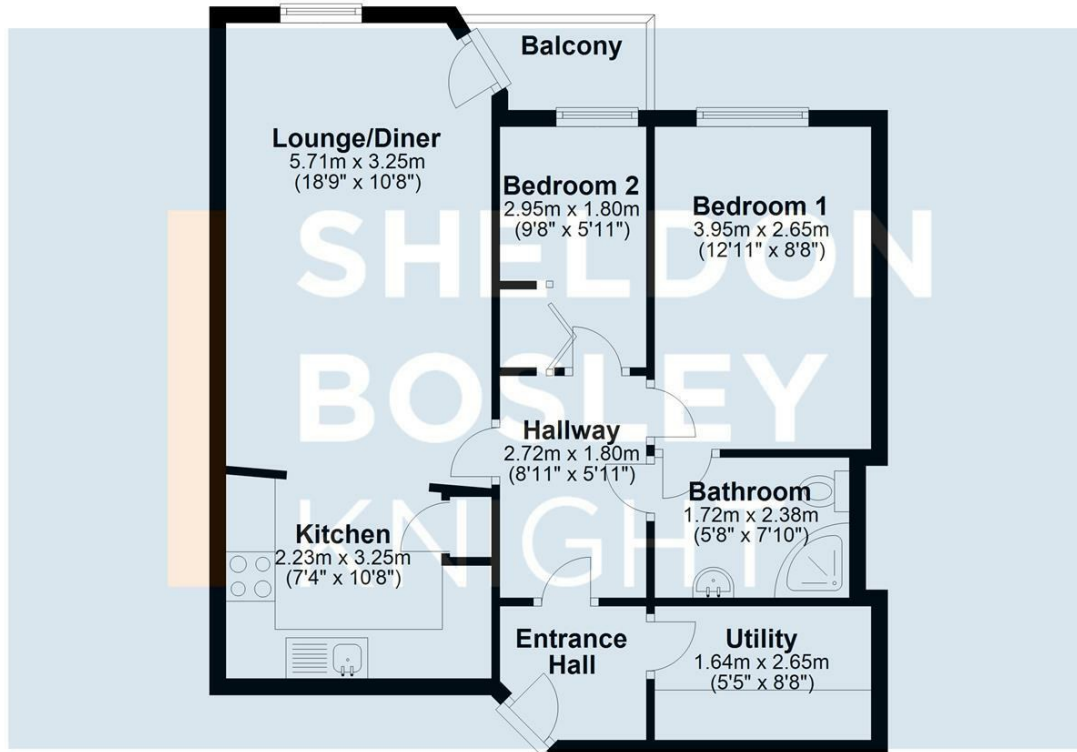
- No Onward Chain
- Two Bedrooms
- Private Balcony
- Positioned At The Back Away from Traffic
- Open Plan Kitchen Diner
- Shower Room
- Utility Room
- Communal Roof Garden
- Underground Parking
- Guest suite available for visitors

**Offers Over
£175,000**



Ground Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



Total area: approx. 59.9 sq. metres (644.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.



EPC Rating - D

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

Local Authority
Warwick District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01926 430555

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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