



Regent Place, Leamington Spa, CV31 1EH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This spacious and well presented first floor maisonette is ideally situated in the heart of Leamington town centre, just a short walk from the train station and the beautiful Jephson Gardens. The property has a low annual maintenance charge of only £217, its own private entrance and off road parking in the residents parking area.

The property would make an ideal first purchase or investment buy and has accommodation that comprises - Entrance door with staircase rising to the first floor, entrance hall with useful storage cupboards, good sized living room, kitchen with fridge, oven and washing machine included, large double bedroom and shower room.

This is a lovely property which must be viewed to appreciate the space on offer.





First Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



Total area approx. 49.7 sq metres (535.0 sq. feet)

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.
This plan is for illustration purposes only and should not be relied upon as a statement of fact.

Key Features

- Spacious and well presented first floor maisonette
- One double bedroom
- Town centre location
- Walking distance to train station & Jephson Gardens
- Off road parking
- Low annual maintenance charge
- Own private entrance
- Ideal for first time buyers

**Guide Price
£175,000**

EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority -
Warwick District Council