



**Connells**

Carlton House Regent Street  
Leamington Spa



### Property Description

Well maintained two bedroom upper floor Retirement apartment situated in the heart of Leamington Spa with easy access to local amenities.

Available for sale with no onward chain and comprises two bedrooms, open plan lounge/dining room, separate kitchen and shower room.

The property also benefits from a balcony and secure underground parking.

### Communal Entrance

With stairs and a lift to all floors, as well as benefitting from a front desk reception team.

### Entrance Hallway

Welcoming entrance hallway with doors to all rooms.

### Lounge

17' 7" max x 10' 7" max ( 5.36m max x 3.23m max )

Spacious lounge having an electric fire place, an electric radiator and doors to the Juliet balcony and main balcony.

### Kitchen

9' 2" max x 6' 7" max ( 2.79m max x 2.01m max )

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven, induction hob with cooker hood over, an integrated dishwasher and space for a fridge/freezer. Comprising a double glazed window to side elevation.

### **Bedroom One**

13' 4" max x 8' 7" max ( 4.06m max x 2.62m max )

Spacious double bedroom comprising an electric radiator, two double glazed windows to side elevation and a door to the balcony.

### **Bedroom Two**

9' 5" max x 4' 7" max ( 2.87m max x 1.40m max )

Comprising a radiator and double doors to the balcony.

### **Shower Room**

Fitted with a three piece suite, comprising a wash hand basin, corner shower cubicle, low level W/C, partly tiled walls, a shaver point and a chrome heated towel rail.

### **Parking**

Allocated underground parking space.

### **Agent's Note**

The property is leasehold. Our seller has confirmed the lease length has been extended to 999 from 30th June 2023 and is currently pending registration on Land registry. Connells hold all pertaining documents relating to the lease extension. The property is subject to management costs- further information available upon request





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C  
 Council Tax  
 Band: C

Service Charge:  
 4128.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA312603](http://connells.co.uk/Property/SPA312603)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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