



Connells

Prince Regent Court Charlotte Street
Leamington Spa



Property Description

Two bedroom ground floor flat set in a great location close to the town centre, train station and local amenities.

Briefly comprising; a welcoming entrance hallway, spacious lounge with separate kitchen, two double bedrooms and a shower room.

Benefitting from allocated parking to the rear of the building. Perfect first time buy or investment.

Communal Entrance

Well-maintained communal entrance leading to the flat situated on the ground floor.

Entrance Hallway

Having a telephone entry system, a storage cupboard, an electric radiator and doors to all rooms.

Lounge

15' 9" x 9' 7" (4.80m x 2.92m)

Spacious lounge comprising an electric radiator and two double glazed windows to front elevation.

Kitchen

9' 9" x 5' 9" (2.97m x 1.75m)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is space for appliances to include; a cooker, washing machine and fridge/freezer. Comprising laminate flooring and a double glazed window to front elevation.

Bedroom One

16' 2" x 8' 7" (4.93m x 2.62m)

Double bedroom having built-in wardrobes, an electric radiator and a double glazed window to front elevation.

Bedroom Two

12' 3" x 7' 3" (3.73m x 2.21m)

Double bedroom comprising an electric radiator and a double glazed window to front elevation.

Shower Room

Fitted with a modern three piece suite, comprising a wash hand basin, shower cubicle with electric shower, low level W/C an extractor fan and chrome heated towel rail.

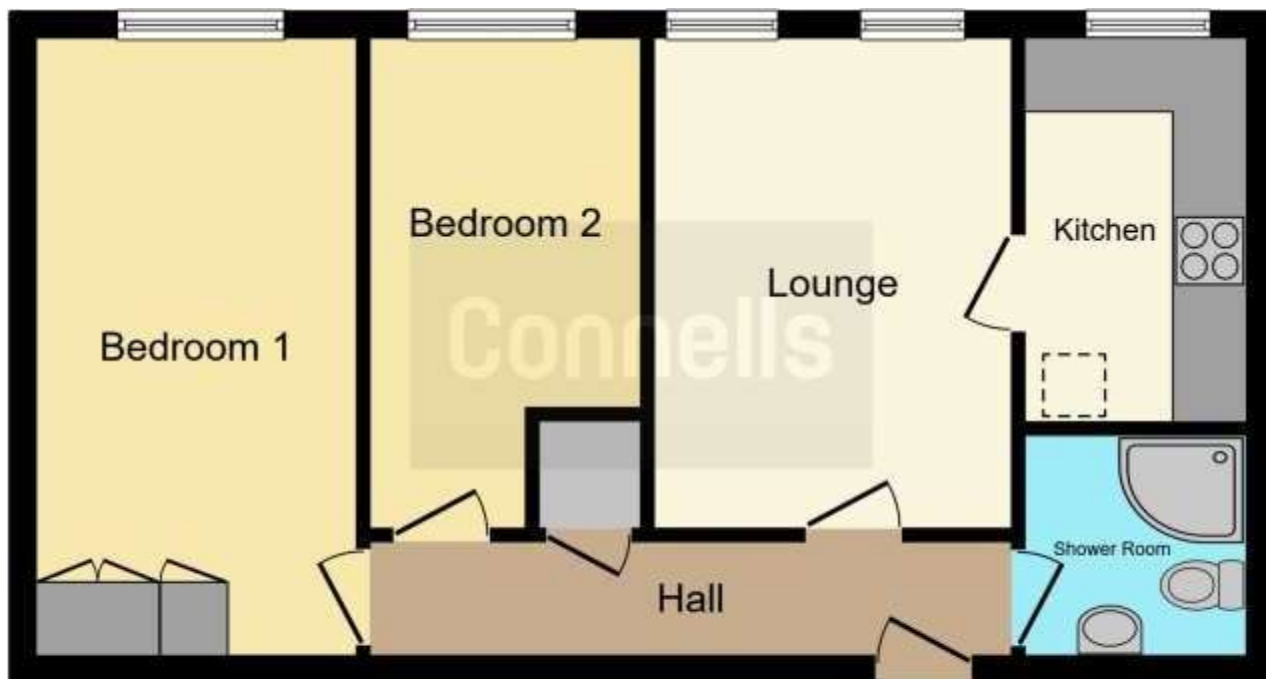
Parking

There is allocated parking situated at the rear of the building.

Agent's Note

The property is leasehold with a lease length of 999 years from 1st May 1989. The property is subject to management costs- further information available upon request.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: D

view this property online [connells.co.uk/Property/SPA312929](https://www.connells.co.uk/Property/SPA312929)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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