



Connells

Prince Regent Court Charlotte Street
Leamington Spa



Property Description

Two bedroom upper floor flat set in an ideal location, with easy access to the town centre, local amenities and the train station.

This property would make an ideal first time buy or investment opportunity! Being presented in immaculate condition, with an open plan lounge/diner, modern and refitted kitchen, two generously sized bedrooms and the family bathroom. Externally there is allocated parking to the rear for one car. New lease in process to extend to 999 years effective from 1989 which will be completed in conjunction to the sale of this property.

Communal Entrance

Well-maintained communal entrance with stairs rising to all floors.

Entrance Hallway

Welcoming entrance hallway with doors to both bedrooms, a storage cupboard, family bathroom and open plan lounge/diner.

Lounge/Dining Room

16' 6" max x 9' 8" max (5.03m max x 2.95m max)

Spacious, light and airy lounge/diner. Having an electric radiator, two double glazed windows to front elevation and an archway to the kitchen.

Kitchen

10' 1" max x 5' 10" max (3.07m max x 1.78m max)

Recently fitted in 2023, with wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances to include; an electric oven, induction hob with cooker hood over, a slimline dishwasher and a fridge/freezer, with space for a washing machine. Comprising vinyl flooring and a double glazed window to front elevation.

Bedroom One

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

Generously sized double bedroom having fitted wardrobes, an electric radiator and a double glazed window to front elevation.

Bedroom Two

9' 10" max x 7' 3" max (3.00m max x 2.21m max)

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

Bathroom

Fitted with a three piece suite to include; a wash hand basin, bath with shower over, low level W/C, a shaver point, partly tiled walls, vinyl flooring and an extractor fan.

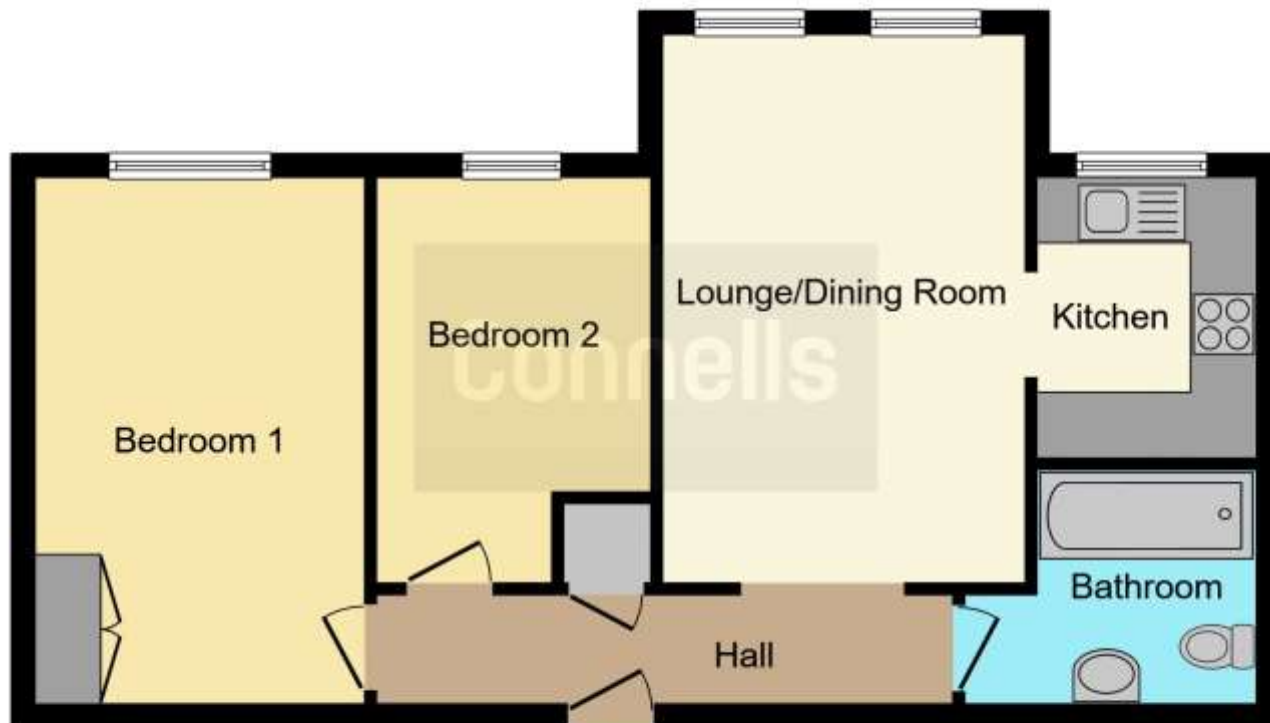
Parking

There is an allocated parking space situated to the rear of the building, with visitor parking also available.

Agent's Note

The property is leasehold with a current lease length of 125 years from 1st May 1989. The property is subject to management costs-further information available upon request. Our seller has confirmed proceedings to extend the lease to 999 years effective from 1989 are in place and will be concluded before a completion of the sale.





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: C

view this property online connells.co.uk/Property/SPA312713

This is a Leasehold property with details as follows; Term of Lease 125 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.

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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