



Connells

Carlton House Regent Street
Leamington Spa



Property Description

Well maintained two bedroom ground floor apartment, located in the heart of Leamington Spa allowing access to ample local amenities. A perfect choice for retirement living, this property is aimed for over 55's and is available for sale with no chain!

The property briefly comprises welcoming entrance hallway, open plan kitchen living dining room, two bedrooms, shower room and utility. Externally the property benefits from allocated 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 Dining Room

10' 7" x 16' 1" (3.23m x 4.90m)

Spacious lounge having an electric fire place, a storage heater, double glazed door leading to the patio area and a door to the Juliet balcony.

Kitchen

9' max x 10' 7" max (2.74m max x 3.23m max)

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 an eye-level electric oven, an electric hob with cooker hood over, plumbing for a dishwasher and space for a fridge/freezer.

Utility Room

8' 9" x 5' 4" (2.67m x 1.63m)

Fitted with wall and base units and work surfaces over. Providing space for a washing machine in addition to ample storage space.

Bedroom One

12' 8" max x 8' 9" (3.86m max x 2.67m)
Double bedroom having two fitted wardrobes
and a double glazed window to side elevation.

Bedroom Two

6' x 9' 5" (1.83m x 2.87m)
Comprising a fitted wardrobe, a storage
heater and a double glazed window to side
elevation.

Shower Room

Three piece suite fitted with a wash hand
basin with vanity unit, corner shower and a
low level W/C. Having partly tiled walls, a
shaver point and an extractor fan.

Parking

Allocated parking space.

Terrace

Communal roof top terrace

Lease Details

The property is leasehold with a lease length
of 125 years from 25th December 1990. This
property is subject to management costs to
include; an annual service charge of £4,128.
Further information available upon request.

Agent's Note

We have been unable to verify and are limited
to the material information that relates to this
property. If there is any point which is of
particular importance to you, please contact
the branch and we will endeavour to check for
you, especially if you are contemplating
travelling some distance to view the property.





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: Awaited

view this property online connells.co.uk/Property/SPA313946

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1990. 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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