



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



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