



**Connells**

Carlton House Regent Street  
Leamington Spa





## Property Description

Situated within a well-maintained development exclusively for the over 55s, this second-floor apartment offers comfortable living and excellent potential, with a range of communal facilities and a welcoming community atmosphere.

Perfectly positioned in the heart of the town centre, residents benefit from easy access to local shops, cafés, and transport links, all just a short walk away.

The property is accessed via a communal entrance hallway with a seating area for residents, as well as both lift and stair access to all floors. Residents can also enjoy a communal rooftop garden, providing a peaceful outdoor space with lovely views - perfect for relaxing or socialising with neighbours.

Inside, the apartment would benefit from some updating, allowing the new owner to add their own personal touch. The accommodation includes a porch area with a useful storage cupboard, leading through to the hallway. The fitted kitchen has a window to the side, while the spacious lounge offers a comfortable living area with a pleasant outlook.

There are two bedrooms, with the master bedroom featuring built-in wardrobes and storage cupboards, plus a bathroom fitted with a matching suite.

Further benefits include secure underground parking for residents and no onward chain, making this an ideal opportunity for those looking to downsize or invest in a home they can modernise to their own taste - all within a highly convenient town centre location

## Communal Entrance

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

## Porch

Having a front door which opens to a porch area which has a storage cupboard with a second door leading into the entrance hallway.

## Entrance Hallway

Welcoming entrance hallway with a built-in storage cupboard and doors to all rooms.

## Lounge Dining Room

16' 5" x 11' 1" ( 5.00m x 3.38m )

Spacious lounge having a double glazed window to rear elevation and a storage heater.

## Kitchen

9' 8" min x 7' 8" ( 2.95m min x 2.34m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for white goods and a double glazed window to side elevation.

### Bedroom One

12' 4" max x 9' 5" min ( 3.76m max x 2.87m min )

Double bedroom having built-in wardrobes and cupboards, a storage heater and a double glazed window to rear elevation.

### Bedroom Two

6' x 10' ( 1.83m x 3.05m )

Bedroom with a storage heater and a double glazed window to rear elevation.

### Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having a heater towel rail and an extractor fan.

### Parking

Secure, underground parking for residents which is available on a first come first serve basis

### Terrace

Communal roof top terrace.

### Lease Details

The property is leasehold with a lease length of 999 years from 30th June 2023. This property is subject to management costs to include; an annual service charge of £4,128. 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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating:  
Awaited

Council Tax  
Band: C

Service Charge:  
4128. 00

Ground Rent:  
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Tenure: Leasehold

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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.



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