



**Connells**

Prince Regent Court Charlotte Street  
Leamington Spa



### Property Description

Two bedroom ground floor flat ideally positioned within easy access to the town centre, train station and local amenities. Having been redecorated and refurbished by the current owner to include; a brand new kitchen and shower room.

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

There is allocated parking to the rear of the building.

The property is being sold with no onward chain and would make an ideal INVESTMENT!

### Communal Entrance

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

### Entrance Hallway

Having a telephone entry system, a cupboard housing the hot water tank, an electric radiator and doors to all rooms.

### Lounge

15' 9" x 9' 6" ( 4.80m x 2.90m )

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 upstand, incorporating a stainless steel, one and a half bowl sink and drainer unit. There is an electric oven, electric hob with cooker hood over. Comprising laminate flooring and a double glazed window to front elevation.

### **Bedroom One**

15' 9" x 8' 5" ( 4.80m x 2.57m )

Double bedroom having fitted wardrobes, an electric radiator, laminate flooring and a double glazed window to front elevation.

### **Bedroom Two**

9' 9" plus door recess x 7' 3" ( 2.97m plus door recess x 2.21m )

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

### **Shower Room**

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

### **Parking**

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

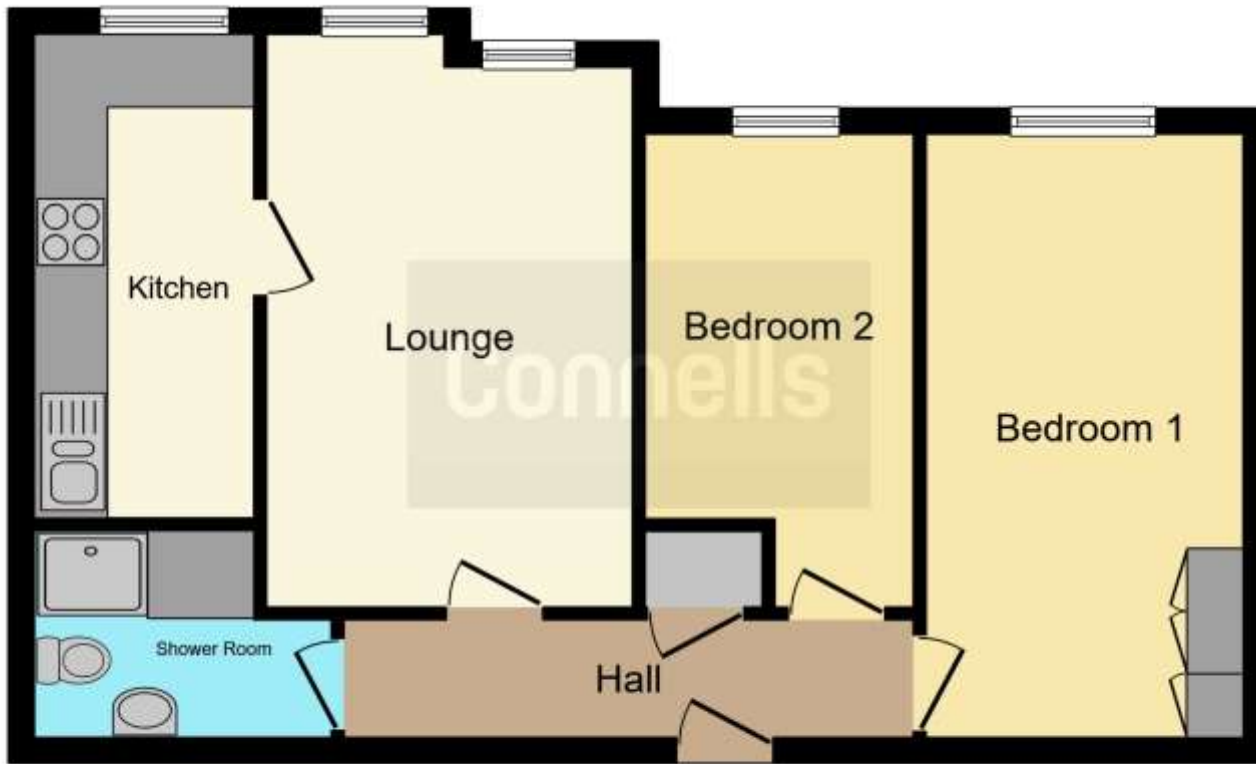
### **Agent's Note**

The property is leasehold with a lease length of 125 years from 1st May 1989. The property is subject to management costs- further information available upon request.

Tenants in situ until April 2025 currently paying £1,200 per calendar month.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01926 881 441**  
**E leamingtonspa@connells.co.uk**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SPA312670](https://www.connells.co.uk/Property/SPA312670)**

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.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: SPA312670 - 0005