



REGENT COURT

las IGUANAS

10 Regent House, 89 Parade
Leamington Spa CV32 4NL
Guide Price £195,000

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An impressive contemporary style second floor apartment providing well appointed and spacious one bed roomed accommodation featuring an impressive open plan living kitchen lounge arrangement with a Juliet balcony and secure car parking within this highly favoured town centre development.

The apartment is offered to a good standard of presentation throughout and the agents consider inspection to be highly recommended. The property is currently rented out to a professional who is paying £1,150 per calendar month. The current tenancy runs until August 2025.

Please feel free to call us today for more information or to book in an internal viewing.

LOCATION

The property can be accessed from Livery Street and the Parade and access is via a secure intercom system. Regent Court is situated at the very heart of Leamington Spa town centre and is arranged around Livery Street, a pedestrian street which links the Parade to Regent Street. Regent Court contains a range of cafes, restaurants and luxury retail outlets, whilst it is surrounded by further options around the town centre. For convenience there is a supermarket within ¼ mile of the property and a local supermarket just a few hundred metres away. For communication links, the adjoining Parade forms a hub for bus routes, whilst Leamington railway station is just ½ mile away. A junction with the M40, which provides links to the heart of the midland motorway network, is also positioned less than 5 miles away.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Having an intercom system which is operated from the apartment which allows access to the entrance hallway and lift which will lead you onto the:-

SECOND FLOOR

ENTRANCE HALLWAY

Having an electric heater, doors to adjacent rooms, a cupboard which houses the washing machine, water tank and space for storage.

OPEN PLAN LOUNGE / DINER / KITCHEN

8.77m x 3.39m (28'9" x 11'1")
Being a great sized room which is situated on the corner which comprises in brief of a double

glazed window, Juliet balcony, electric heater, space for lounge furniture and spotlights.

The kitchen area has built-in appliances to include fridge/freezer, dishwasher, electric hob and electric oven, sink unit, cupboard space and worktop surfaces.

MASTER BEDROOM

5.56m x 3.87m (18'2" x 12'8")

In brief the master bedroom comprises of a double glazed window, electric heater, built-in wardrobe and space for bedroom furniture.

BATHROOM

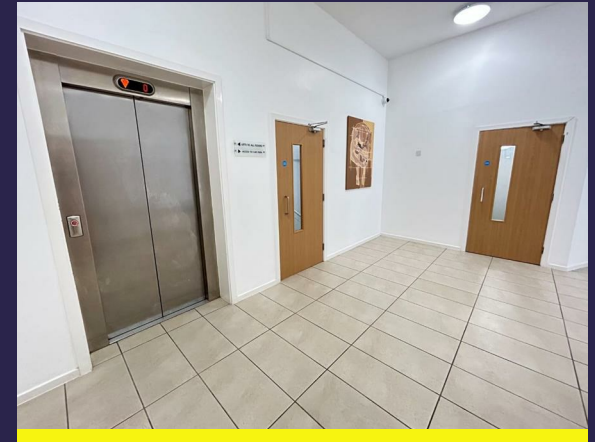
The bathroom comprises of a low level WC, sink unit, bath with shower over, tiled flooring, tiled walls and spotlights.

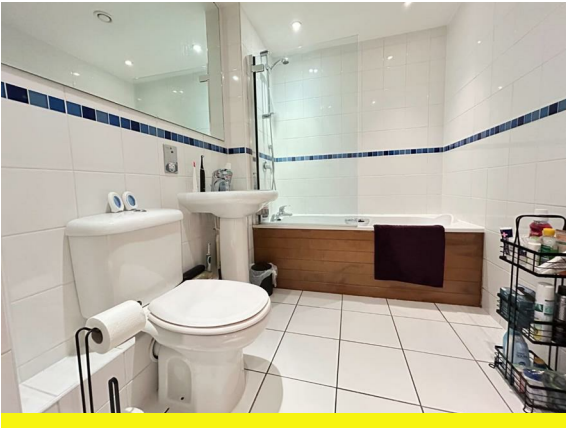
PARKING

There is underground parking, there being one allocated bay.

Features

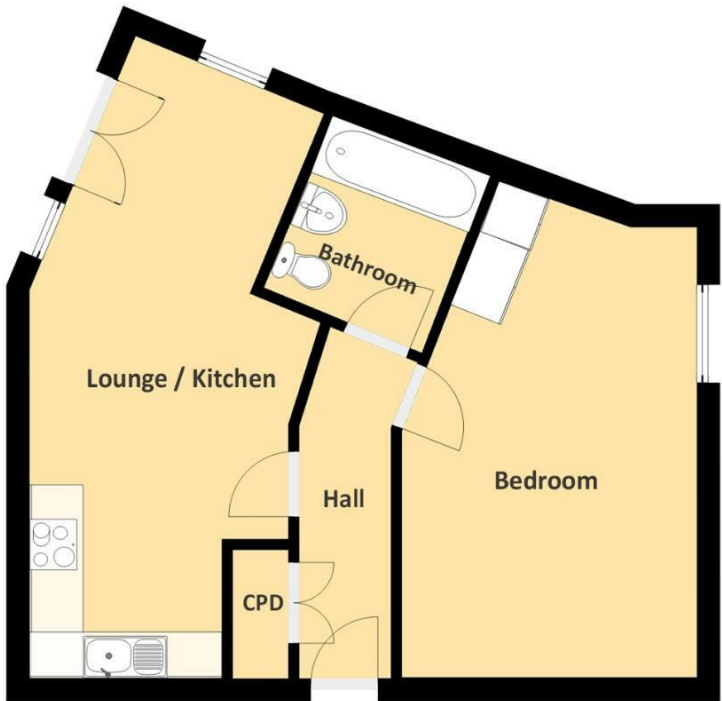
Town Centre Location
Larger Than Average
Large Double Bedroom
Juliet Balcony
Second Floor With A Lift
Secure Under Ground Parking - Allocated
Open Plan Living
EPC Rating C





Floorplan

Approx Internal Living Area 484sq ft / 45m2



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General Information

Tenure
Leasehold

Fixtures & Fittings

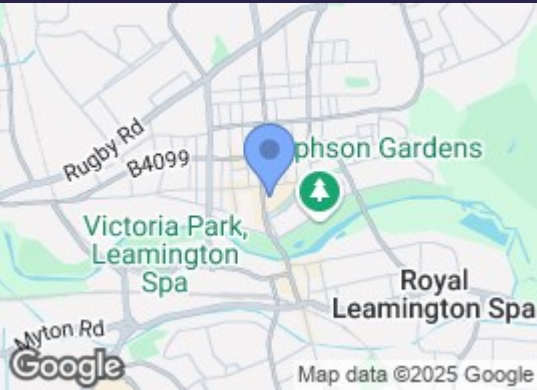
Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
England & Wales		EU Directive 2002/91/EC

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com