



## 21 Prince Regent Court, Charlotte Street, Leamington Spa, CV31 3RU

A well maintained and improved purpose built second floor apartment, providing two bedroomed accommodation, with electric heating, featuring refitted kitchen and shower room and allocated car parking, in this popular and convenient south Leamington Spa development.



## 21 Prince Regent Court Charlotte Street Leamington Spa CV31 3RU

### Prince Regent Court

Is a purpose built development of self-contained apartments of varying sizes originally constructed in the 1990's, being conveniently sited within walking distance of the town centre and all amenities including shops, schools, recreational facilities and walking distance of the local railway station. Since its construction in the 1990's this particular development has consistently proved popular with both first time buyers and investors.

ehB Residential are pleased to offer a second floor apartment in Prince Regent Court, which is well maintained and recently improved, providing two bedroomed accommodation which features a recently refitted kitchen and bathroom, engineered wood flooring and is offered to an excellent standard of presentation throughout. The property includes recently installed new floor coverings, off road car parking facility and in the agents opinion represents an excellent opportunity which will appeal to both investors and first time buyers.

In detail the accommodation comprises:-

#### Communal Entrance Hall and Staircase

With intercom system leads to the...

#### Private Entrance Hall

With timber panelled entrance door, airing cupboard with lagged cylinder and immersion heater.

#### Lounge/Dining Room

16' x 9'9" (4.88m x 2.97m)

With electric radiator, coving to ceiling.



### Refitted Kitchen

10' x 5'10" (3.05m x 1.78m)

With range of base cupboard and drawer units with complimentary work surfaces and high level cupboards, stainless steel oven and four ring ceramic hob unit with extractor hood over, single drainer stainless steel sink unit with mixer tap, appliance space, plumbing for automatic washing machine.

### Bedroom

16' x 8'6" (4.88m x 2.59m)

With triple built-in wardrobe with hanging rail, shelf, electric radiator.

### Bedroom

13' max x 7'3" (3.96m max x 2.21m)

With electric radiator.

### Refitted Shower Room/WC

5'8" x 5'6" (1.73m x 1.68m)

Being tiled with tiled floor and walk-in shower enclosure with integrated shower unit, wash hand basin inset to vanity unit, mixer tap, low flush WC with concealed cistern, extractor fan.

### Outside

There is allocated tarmacked off road parking.

### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 964 years remaining of a 999 year lease (01/05/1989), service charge is £925 per annum and ground rent is peppercorn. Please verify this information with your legal advisers. Further details upon request.

### Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Council Tax

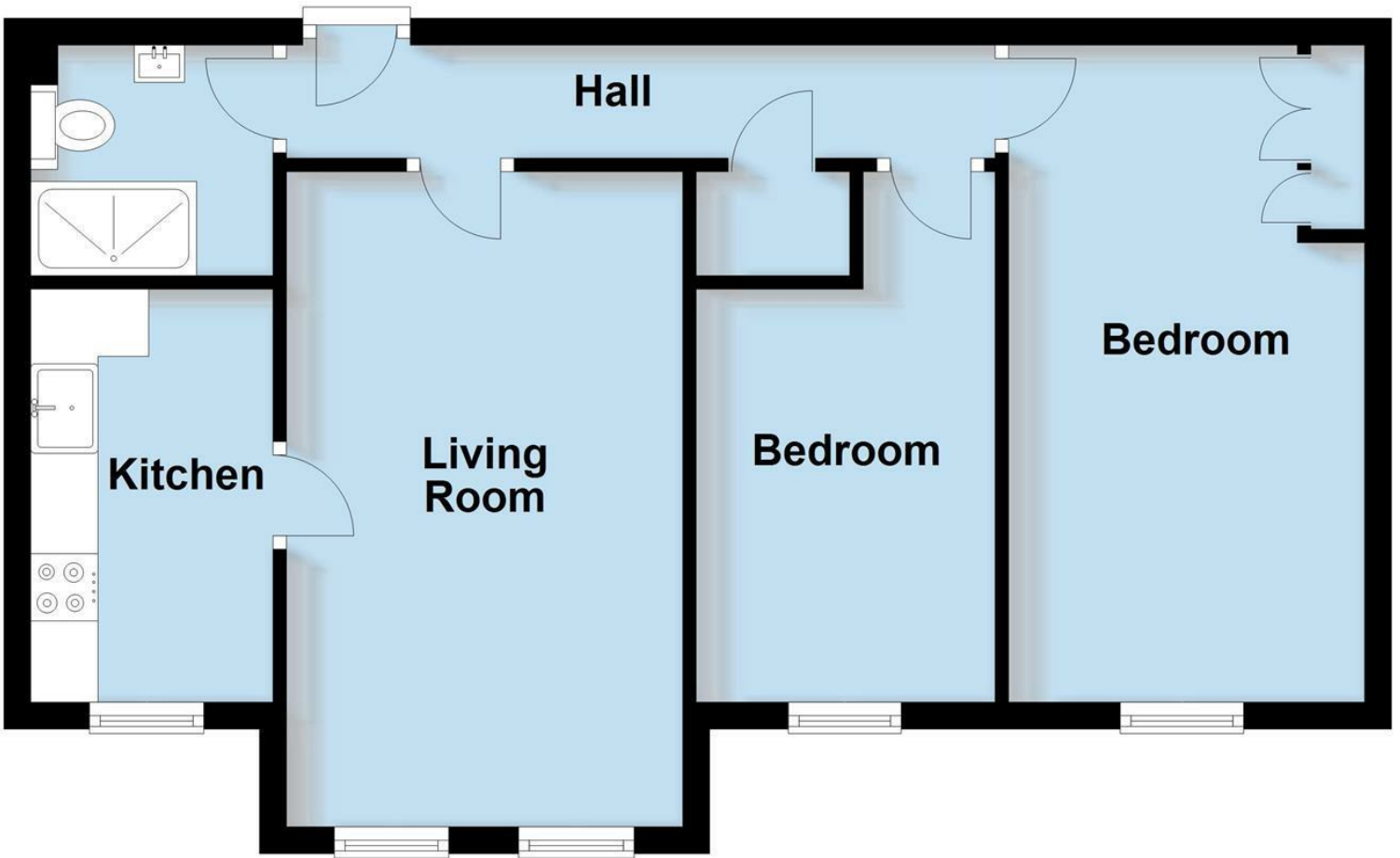
Council Tax Band B.

### Location

Prince Regent Court  
Charlotte Street  
Leamington Spa  
CV31 3RU

# Second Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



Total area: approx. 51.2 sq. metres (551.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144

ehbresidential.com

Also at: 17-19 Jury Steet, Warwick, Warwickshire, CV34 4EL

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