



32 Carlton House, Regent Street, Leamington Spa, CV32 5HQ

An excellent opportunity to acquire a particularly well maintained, third and fourth floor duplex apartment, providing flexible two bedroomed accommodation in this highly regarded town centre retirement development.

Offers Over
£199,000



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Carlton House

Is a prestigious purpose built retirement development, designed in a Regency style in sympathy with the surrounding properties, comprising 34 self-contained apartments of varying sizes. The development is conveniently sited on the corner of Dale Street within easy walking distance of all facilities and amenities including shops, schools, recreational facilities and nearby railway station. The development incorporates an excellent range of retirement facilities including fully managed communal area, unique landscaped roof garden and conservatory, large lounge, post room, lift and guest suite for overnight visitors. The apartments are also furnished with an emergency call system and there is a car parking facility.

ehB Residential are pleased to offer 32 Carlton House, which is an excellent opportunity to acquire a particularly well maintained third and fourth floor duplex apartment, providing flexible two bedrooomed accommodation, which features a well fitted kitchen, refitted shower room/WC and features a most impressive galleried lounge with French door and balcony of note. The property is offered with IMMEDIATE VACANT POSSESSION and the agents suggest internal inspection of this sensibly priced retirement apartment for it to be fully appreciated.

In further detail the accommodation comprises:-

Communal Entrance Hall

With lift and staircase lead to the...

Private Entrance Hall

With timber panelled entrance door, coving to ceiling, spacious understair cloaks cupboard.

Inner Hall

With electric radiator, coving to ceiling, dado rail, leads to the...

Good Sized Utility Cupboard Off

With plumbing for automatic washing machine, rolled edge work surface, fitted shelves and high level cupboards.

Galleried Lounge/Dining Room

17'6" x 17'4" (5.33m x 5.28m)

With full height pitched ceiling feature and staircase off, with Velux windows, French doors to balcony, Adam style fireplace with marble insert and hearth, arched windows, TV point, radiator.



Fitted Kitchen

8'10" x 8' (2.69m x 2.44m)

With extensive range of base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, high level cupboards, built-in oven four ring hob unit with extractor hood over, single drainer and one and a half bowl colour matched sink unit with mixer tap, coving to ceiling, downlighters and arched window features.

Bedroom

13' x 8'9" (3.96m x 2.67m)

With arched windows to two aspects, range of built-in wardrobes with hanging rails and shelves, dresser, further double built-in wardrobe and electric radiator, coving to ceiling.

Refitted Shower Room/WC

7'6" x 5'6" (2.29m x 1.68m)

With oversized tiled shower cubicle with electric shower unit, vanity unit with wash hand basin, mixer tap, low flush WC, mirrored cabinet, being fully tiled with Dimplex electric heater.

Staircase from the Lounge

Leads to the...

Mezzanine Second Bedroom/Living Room

16'9" x 8'6" (5.11m x 2.59m)

Having two double built-in wardrobes with hanging rail, shelves, further built-in bookcase and base unit, night storage heater and connection, Velux windows and access to the communal conservatory and communal gardens.

Outside

The property has many retirement features, the communal roof

garden and conservatory being noteworthy. Basement car parking facility.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (25 December 1990) with 91 years remaining, being with a share of the freehold, service charge is £4,128 per annum and ground rent is £0. 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

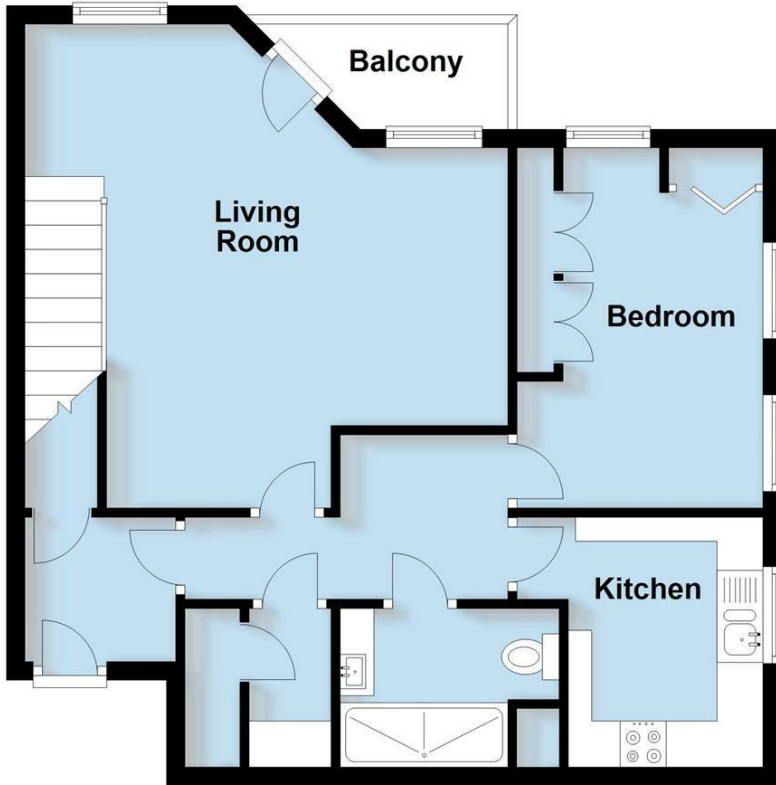
Council Tax Band E.

Location

2nd Floor - Duplex
CV32 5HQ

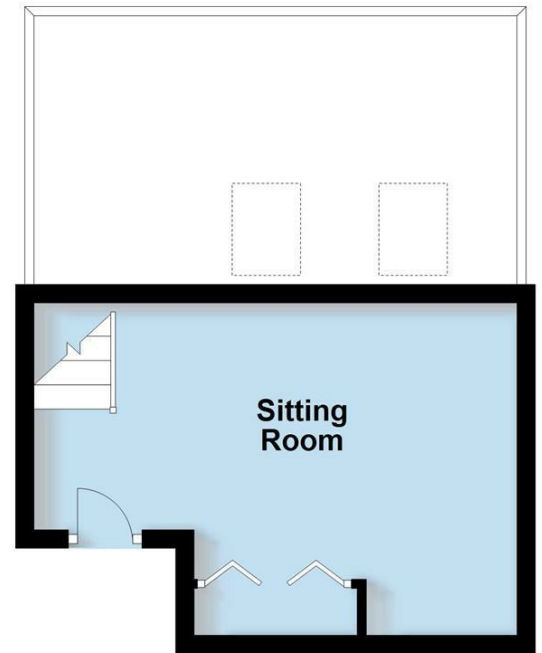
Third Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



Fourth Floor

Approx. 17.0 sq. metres (182.7 sq. feet)



Total area: approx. 72.9 sq. metres (784.4 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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