





An outstanding opportunity to acquire a unique lower ground floor apartment of style and character, providing exceptionally well proportioned and superbly appointed and decorated one bedroomed accommodation, featuring refitted kitchen and courtyard garden, designated car parking facility and pleasant communal grounds in this most attractive town centre period conversion.

#### Regency Mews

Is a most attractive period conversion set in this Grade II Listed building, of immense style and character centrally located close to the town centre and all facilities and amenities including shops, schools and recreational facilities including nearby Jephson Gardens and Newbold Comyn. Regency Mews has consistently proved to be an exceptionally well regarded period conversion and consistently proved very popular.

ehB Residential are pleased to offer 6 Regency Mews which is a rare

opportunity to acquire a unique lower ground floor apartment, providing superbly appointed and exceptionally well proportioned one bedroomed accommodation offered to an exceptional standard of presentation, featuring an impressively refitted kitchen, large lounge dining room with private patio off and large bedroom with wardrobes and fully fitted en-suite bathroom with separate shower.

The development is surrounded by pleasant communal gardens and includes a designated parking facility. The agents consider internal inspection to be highly recommended.

In detail the accommodation includes:-

#### The Property

Is approached via a staircase leading down to a courtyard which in turn leads to ...

#### Communal Entrance Hall

With tiled floor giving access to...

#### Private Entrance Hall

With twin cloaks cupboard containing plumbing for automatic washing machine, gas fired central heating boiler, fitted shoe cupboard and additional storage, radiator, intercom system, coving to ceiling.

#### Cloakroom/WC

With refitted white suite including low flush WC, wash hand basin with mixer tap.

#### Living Room

With coving to ceiling, downlighters, high quality flooring and a range of full height cupboard units to each side of the fire place, with contemporary electric fire with remove. French door to private gravel patio area.

#### Kitchen

With arch to the impressively refitted kitchen with extensive range of



white faced base cupboard and drawer units with stainless steel door furniture, granite work surfaces, upstands and breakfast bar, further marble splashbacks with inset one and a half bowl sink unit with mixer tap, built in dishwasher, five ring hob unit with extractor hood over, flanked by extensive range of high level units with concealed pelmet lighting under, built in fridge freezer, stainless steel microwave and multi function oven.

#### Bedroom

15'7" x 16'4" (4.750 x 5)

With oak flooring, two timber double glazed windows to light well, two radiators, downlighters, coving to ceiling, two double built in wardrobes, hanging rails, shelves.

#### En-Suite Bathroom/WC

9'0" x 9'8" (2.757 x 2.968)

Being tiled with panelled bath with mixer top, vanity unit incorporating wash hand basin with mixer tap, low flush WC, chrome

heated towel rail, additional chrome electric towel rail, tiled floor, downlighters, extractor fan and tiled shower cubicle with integrated shower unit.

#### Private Courtyard

13'10" x 6'0" (4.222 x 1.849)

Approached via living/dining room, with tiled floor.

#### Outside

With pleasant communal grounds surrounding the development with electrically gated access to designated 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 121 years remaining, being with a share of the freehold, service charge is £168.92 pcm, reviewed annually and a peppercorn ground rent. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property including 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 C.

#### Location

Regency Mews  
Eastfield Road  
Leamington Spa  
CV32 4EE

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| 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>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

## Ground Floor

Approx. 74.9 sq. metres (806.6 sq. feet)



Total area: approx. 74.9 sq. metres (806.6 sq. feet)

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