

Your Property - Our Business

**ehB**  
RESIDENTIAL



## Apt 4 Lantern Mews, Regent Grove, Leamington Spa, CV32 4AP

A well maintained spacious first floor apartment, providing two bedroom and two bathroomed accommodation within this purpose built development, featuring en-suite facility to master bedroom and impressive open plan living/kitchen arrangement and allocated car parking space, in this most convenient town centre location.



## Apt 4 Lantern Mews Regent Grove Leamington Spa CV32 4AP

### Lantern Court, Regent Grove

Is a purpose built development of self-contained apartments of varying sizes, originally constructed approximately 10 years ago. The development being most conveniently sited within the heart of Leamington town centre, close to all facilities and amenities and also within easy reach of the local railway station. Since its original construction Lantern Mews has consistently proved to be very popular.

ehB Residential are pleased to offer Apartment 4 Lantern Mews, which is an opportunity to acquire a spacious, modern, first floor apartment, providing well appointed two bedroom and two bathroomed accommodation which features an impressive open plan living/kitchen arrangement and master bedroom with en-suite facility. The property also includes a designated car parking facility and is offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

#### Communal Hallway

Approached via the car park is a communal hallway with staircase rising to the first floor and leads to the...

#### Private Entrance Hall

With radiator, wood effect laminate flooring, intercom system.

#### Utility Cupboard

With plumbing for automatic washing machine and fitted shelves.

#### Open Plan Living/Dining/Kitchen

22'6" max x 14'6" (6.86m max x 4.42m )  
With wood effect laminate flooring, sash bay window feature, TV point, radiator.



#### [Kitchen Area](#)

10'6" x 8'7" (3.20m x 2.62m)

With extensive range of white faced base cupboard and drawer units, complimentary work surfaces, inset single drainer colour matched sink unit with mixer tap, plumbing for automatic washing machine, built-in dishwasher, oven and four ring ceramic hob unit with extractor hood over, built-in fridge freezer, tiled splashbacks, downlighters.

#### [Bedroom](#)

13' x 9'6" (3.96m x 2.90m)

With sealed unit sash window, radiator.

#### [Master Bedroom](#)

17'9" x 9'3" (5.41m x 2.82m)

With sealed unit sash window, radiator with...

#### [En-Suite Shower Room/WC](#)

6'0" x 8'9" (1.83m x 2.67m)

With tiled floor, oversized tiled shower cubicle with integrated shower unit, pedestal wash hand basin with mixer tap, low flush WC, chrome heated towel rail, extractor fan. Airing cupboard with combination gas fired central heating boiler and programmer.

#### [Shower Room](#)

#### [Outside](#)

There is an allocated car parking space to the property to the rear of the building (No 4).

#### [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 with 110 years remaining (19/12/2014), service charge is £1,638 and ground rent is £150. 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 B.

#### [Location](#)

First floor  
CV32 4AP

## First Floor

Approx. 75.0 sq. metres (807.4 sq. feet)

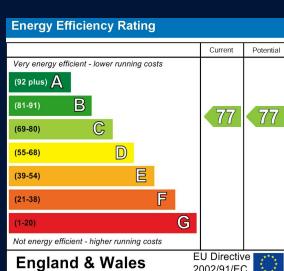


Total area: approx. 75.0 sq. metres (807.4 sq. feet)

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

Total area does not include the Attic

Plan produced using PlanUp.



Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN  
01926 881144  
[ehbresidential.com](http://ehbresidential.com)

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

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents