



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.

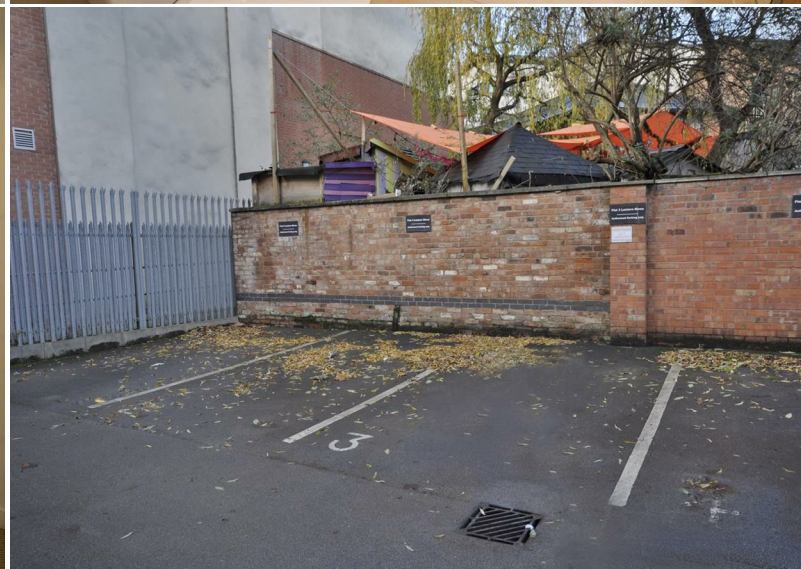
[Utility Cupboard](#)

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

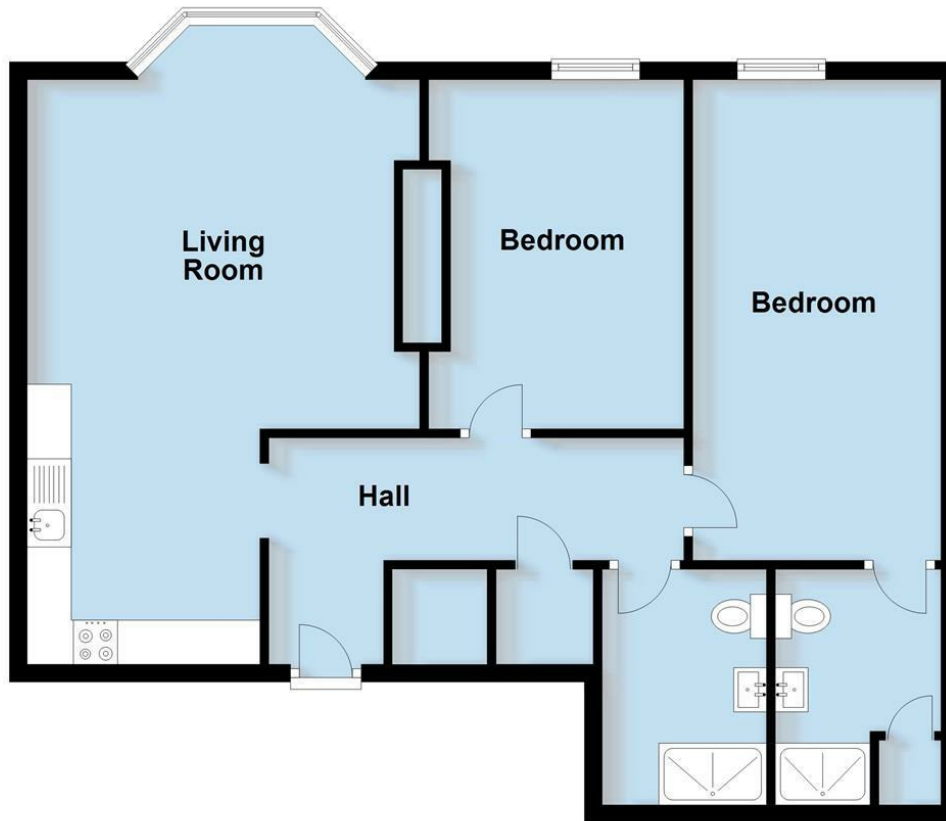
Council Tax Band B.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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