



## 7 Carlton House, 16, Regent Street, Leamington Spa, CV32 5HQ

An outstanding opportunity to acquire a two bedroomed ground floor retirement apartment in this popular town centre purpose built development.

Recently subject to complete refurbishment and offered with IMMEDIATE VACANT POSSESSION.



## 7 Carlton House, 16 Regent Street Leamington Spa CV32 5HQ

### 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 the facilities and amenities, including shops, schools, recreational facilities and convenient to the 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 also include an emergency call system and there is a non-designated car parking facility.

ehB Residential are pleased to offer 7 Carlton House, which is an opportunity to acquire a ground floor apartment, providing two bedroomed accommodation which has recently been subject to complete refurbishment, including redecoration and new carpets, features a refitted kitchen and bathroom of note. The property also includes pleasant lounge with private patio area. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

### Communal Entrance Hall

Which leads to the...

### Vestibule

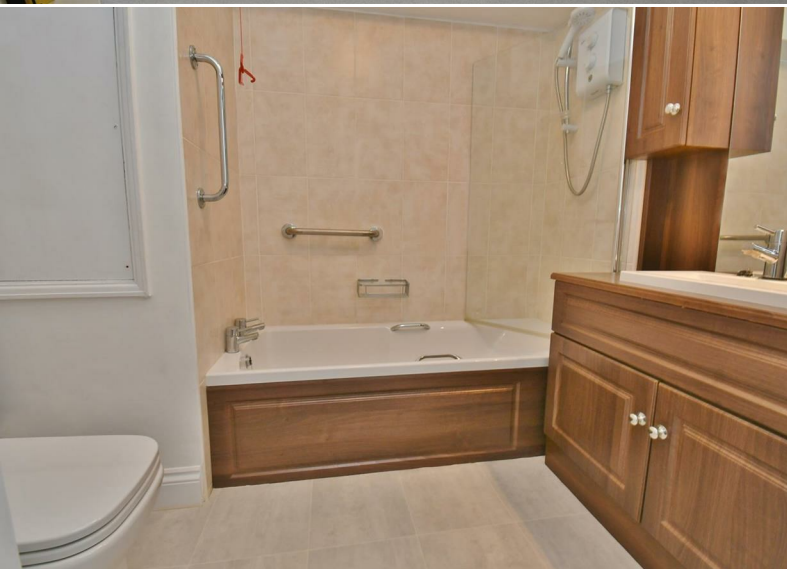
With composite panelled entrance door.

### Entrance Hall

With electric radiator, coving to ceiling. Off the entrance hall is...

### Utility

With rolled edge work surface, fitted shelves, plumbing for automatic washing machine, airing cupboard with lagged cylinder and immersion heater.



### Lounge

17' x 10'9" (5.18m x 3.28m )

With electric radiator, stone effect fireplace and hearth with electric fire, wall lights and TV aerial point. French doors to Juliet balcony and further glazed door to a private paved area with railings.

### Re-Fitted Kitchen

9' x 6'6" (2.74m x 1.98m)

With range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, single drainer stainless steel sink unit, mixer tap, high level cupboards, built-in fridge, freezer, oven, four ring hob unit with extractor hood over, electric radiator.

### Bedroom

12'9" x 8'6" (3.89m x 2.59m)

With double built-in wardrobe, hanging rail, shelf, electric radiator, coving to ceiling, windows to two aspects.

### Bedroom

9' x 6'6" (2.74m x 1.98m)

With built-in wardrobe, hanging rail, shelf, coving to ceiling.

### Refitted Bathroom/WC

8'1" x 6' (2.46m x 1.83m)

With white suite comprising; vanity unit, incorporating wash hand basin with mixer tap, mirrored splashback and medicine cabinet, panelled bath with electric shower unit and screen, low flush WC, electric heated towel rail.

### Outside

Accessed from the lounge, is a paved and railed patio area with established flower borders.

### Notes:

The property also has many retirement features, the communal roof garden and conservatory being noteworthy.

### Parking

Non-designated car parking facility

### Tenure

The property is understood to be leasehold, with a share of the freehold. We understand there to be a 999 year lease (30/06/2023), with 997 years remaining, service charge is £4,128 per annum and ground rent is peppercorn. Please verify this information with your legal advisers. Further details upon request.

# Ground Floor

Approx. 55.3 sq. metres (594.9 sq. feet)



Total area: approx. 55.3 sq. metres (594.9 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>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 70        |
| (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 |           |

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