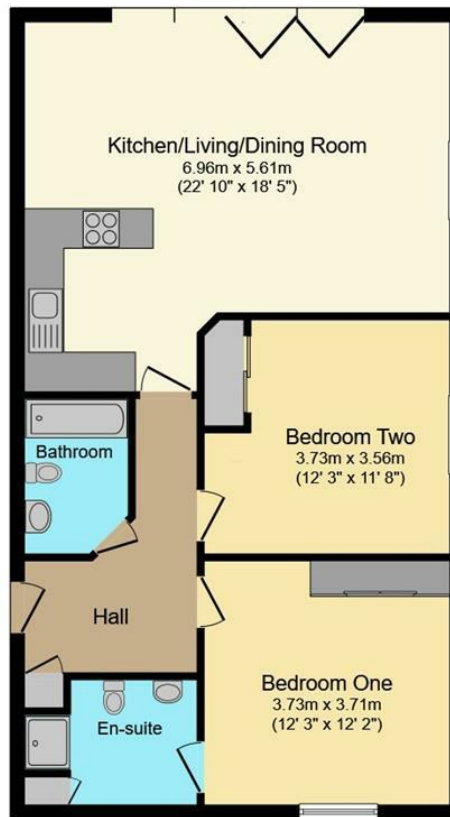


Peter Clarke



3 Regents House Cloister Way, Leamington Spa, CV32 6QX

# 3 Regents House, Cloister Way, Leamington CV32 6QX



## Floor Plan

Floor area 76.8 m<sup>2</sup> (826 sq.ft.)

TOTAL: 76.8 m<sup>2</sup> (826 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





- Luxury Ground Floor Apartment
- Underfloor Heating Throughout
- Two Generous Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Open Plan Kitchen, Living & Dining Room
- Private Parking For Two Cars
- Electric Car Charger
- Remainder Of NHBC Guarantee
- EPC Rating B



Offers In Excess Of  
£395,000

A beautifully presented and incredibly spacious, two double bedroom luxury, ground floor apartment originally constructed by the award winning house builder Spitfire Homes in 2019. Having stunning internal accommodation comprising large entrance hall, open plan kitchen, living and dining room with bi-fold doors opening onto the private terrace, two generous double bedrooms, an en-suite shower room and a further family bathroom. Outside the property boasts a private westerly facing dining terrace accessible directly from the living/dining room and two private parking spaces benefitting from an electric car charger. Internal viewing is highly recommended.

#### Approach

Accessed from the residents parking area via the main entrance door, which leads into the communal entrance lobby, from here you access the apartment via a solid wood front door.

#### Entrance Hall

The large entrance hall provides access to the open plan kitchen, living, dining room, both bedrooms and family bathroom as well as benefitting from a built in cloaks storage cupboard.

#### Living, Dining & Kitchen

#### Bedroom One

#### En-Suite Shower

#### Bedroom Two

#### Family Bathroom

#### Outside

#### Terrace

#### Parking

#### General Information

**TENURE:** The property is Leasehold and benefits from a 994 year lease and is subject to an annual service charge of £2,268.31. This should be checked by your

solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

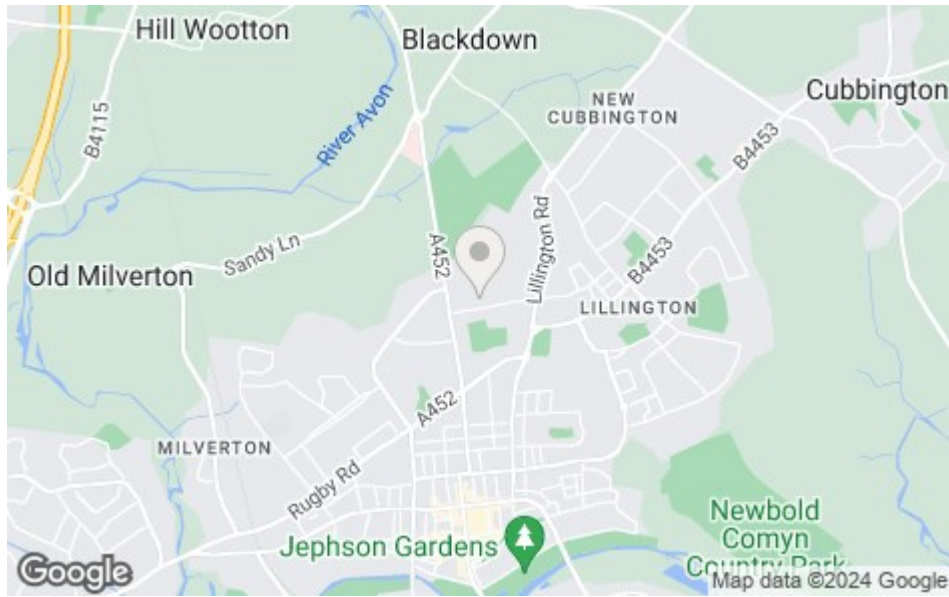














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