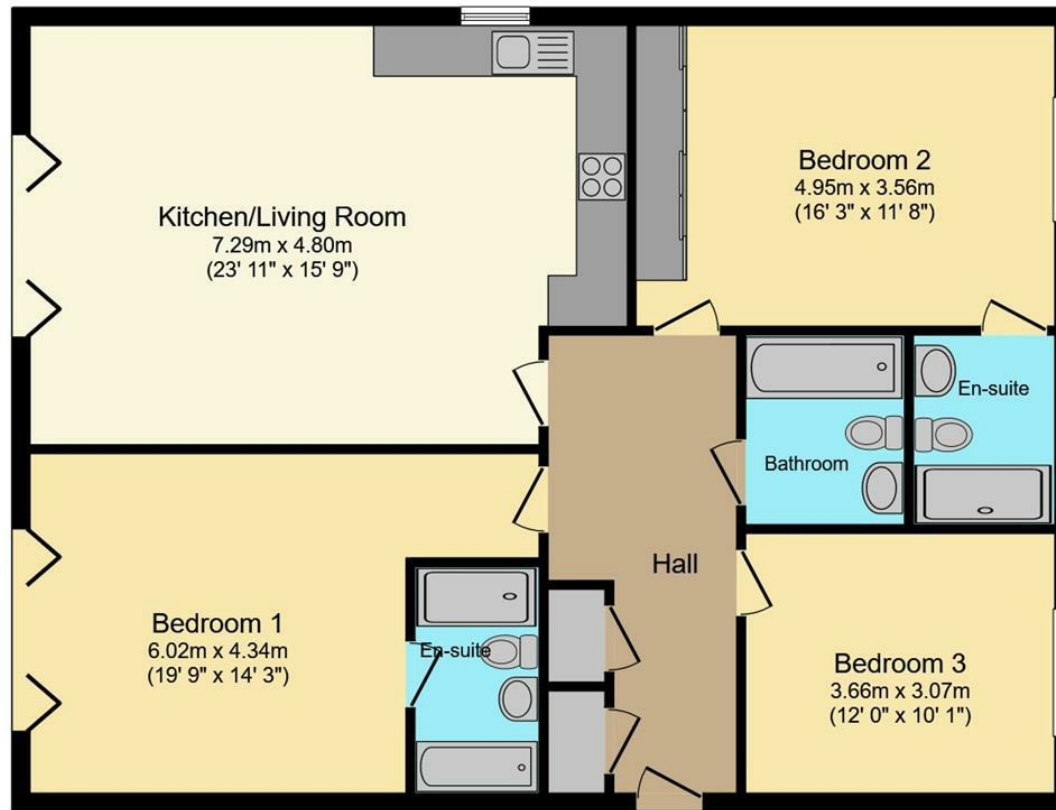


Peter Clarke



2 Regents View Cloister Way, Leamington Spa, CV32 6QU

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Floor Plan

Floor area 109.9 m² (1,183 sq.ft.)

TOTAL: 109.9 m² (1,183 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



- Luxury Ground Floor Apartment
- Constructed in 2019 by Spitfire Homes
- 3 Double Bedrooms
- Stunning Family Bathroom & 2 En-Suites
- Open Plan Kitchen, Living & Dining Room
- Private Westerly Facing Dining Terrace
- Two Private Car Parking Spaces & Electric Charge Point
- Remainder Of NHBC Guarantee
- 994 Years On Lease
- EPC Rating



Offers In Excess Of
£525,000

A beautifully presented and incredibly spacious, three 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, three generous double bedrooms, two en-suites and a further family bathroom. Outside the property boasts a private westerly facing dining terrace accessible directly from bedroom one and the living room and two private parking spaces one of which benefits from an electric car charger. Internal viewing is highly recommended.

Entrance Hall

A spacious and welcoming entrance hall benefitting from two built in storage cupboards and giving access to the open plan kitchen, living, dining room, all three bedrooms and the family bathroom.

Open Plan Living, Dining, Kitchen

A stunning open plan reception space comprising kitchen, living and dining areas and benefitting from a range of contemporary built in wall and base mounted kitchen units with contrasting worksurfaces over, inset sink and drainer and a range of integrated appliances including, double oven, counter top mounted hob with over head extractor, combination microwave, fridge freezer, dishwasher and washing machine. Further to this the exceptional reception room offers ample space for both living and dining furniture and has a side facing double glazed window with further full width Bi-Fold doors opening on to the private westerly facing dining terrace and communal grounds beyond.

Bedroom One

A generous double bedroom with large mirror fronted built in wardrobe and bifold doors opening onto the private dining terrace and having internal door opening into the luxury en-suite.

En-Suite Bathroom

This stunning ensuite bathroom comprises a four piece suite including low level W.C, wall mounted wash hand basin, paneled bath and walk in shower.

Bedroom Two

Another well proportioned double bedroom again offering a large mirror fronted built in wardrobe with front facing double glazed windows and internal door leading to the stunning en-suite shower room.

En-Suite Shower Room

Another beautifully appointed en-suite comprising low level W.C, wall mounted wash hand basin and large walk in shower with front facing double glazed and obscured window.

Bedroom Three

The third bedroom is a capable double room, but is currently being utilised as a study and occasional guest bedroom with front facing double glazed window.

Family Bathroom

Another fantastic bathroom comprising a contemporary white suite with low level W.C, wall mounted wash hand basin and paneled bath.

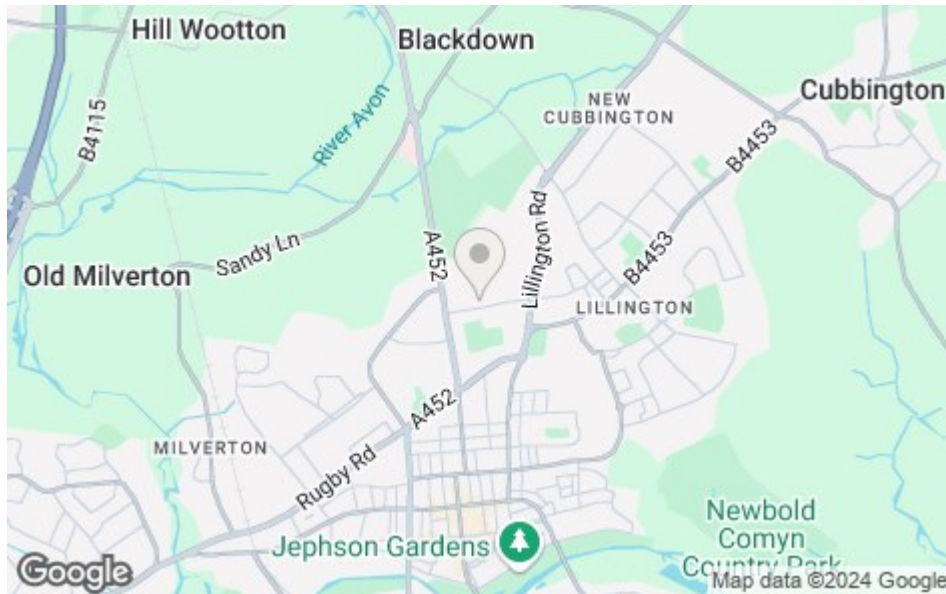
Outside

Dining Terrace

The property boasts a fantastic paved dining terrace running the full width of the apartment allowing for private outdoor dining which is accessible from both the living room and bedroom one. This stunning terrace area enjoys a westerly aspect and offers fantastic views over







the neighboring communal grounds, green space and playing fields.

Parking

The property benefits from two private allocated parking spaces one to the front and one to the rear, both are with easy reach of the the access doors and the front parking space also benefits from an electric car charging point.

General Information

TENURE: The property is Leasehold and benefits from a 994 year lease. The property is subject to an annual service charge of £2190 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 E.

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, Peter Clarke Leamington Spa.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

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