



Prince Regent Court, Charlotte Street
Offers Over £190,000

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ESTATE AGENTS

Prince Regent Court, Charlotte Street, Leamington Spa

A well-presented two-bedroom ground floor apartment in this convenient purpose-built development, ideally located just a short walk to Leamington town centre and with the railway station being close walking distance. The property would make an ideal first-time buy or investment purchase and has the bonus of being sold with no upward chain. The accommodation briefly comprises an entrance hall, living/dining room, re-fitted kitchen, bedrooms and re-fitted bathroom. Outside there is an allocated parking space. 90-year lease remaining.

It's in the details...

Communal Entrance

The building has a communal entrance at the rear, leading to the flat on the ground floor.

Entrance Hallway

A main hallway with a telephone entry system, a cupboard housing the hot water tank, an electric radiator and doors to all rooms.

Lounge/ Diner

Spacious lounge comprising an electric radiator and two double glazed windows to front elevation. Door to the kitchen.

Kitchen



Fitted with wall and base units, with complimentary work surfaces over and upstand, incorporating a stainless steel, one-and-a-half bowl sink and drainer unit. There is an electric oven, electric hob with cooker hood over. Comprising laminate flooring and a double glazed window to the front elevation.

Bedroom One 1

A double bedroom that has fitted wardrobes, an electric radiator, laminate flooring and a double glazed window to the front elevation.

Bedroom Two

Double bedroom comprising an electric radiator, laminate flooring and a double glazed window to the front elevation.

Shower Room

Fitted with a modern three-piece suite, comprising a wash hand basin, shower cubicle, low-level W/C, tiled walls, extractor fan and a chrome heated towel rail.

Parking

There is allocated parking situated at the rear of the building.

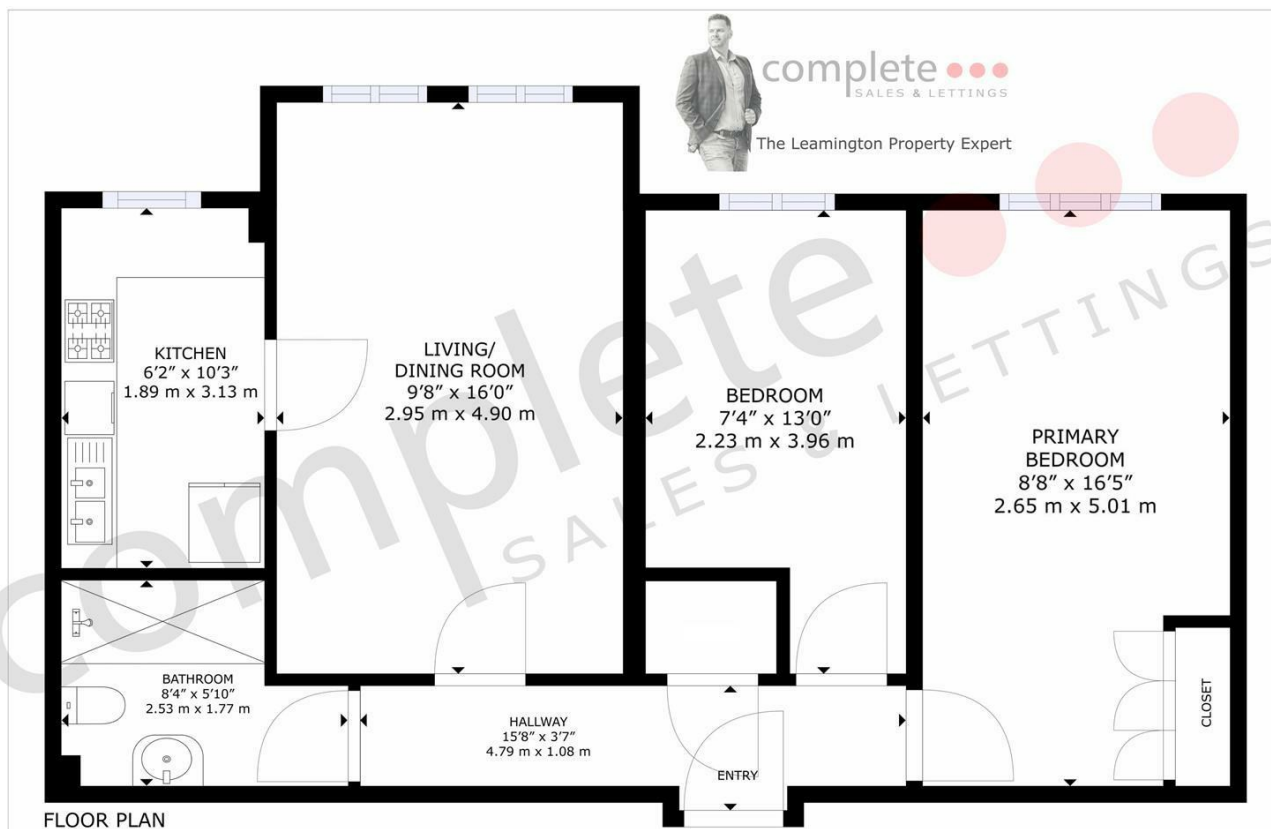
Agent's Note

The property is leasehold with a lease length of 125 years from 1st May 1989. The property is subject to management costs having an annual ground rent of £120.00 and an annual service charge of £925.00.

Location

This apartment is located just to the South of the town centre of Leamington Spa where there is an array of shops, boutiques, restaurants, cafés and bars which would suit every taste. The train station is only a few minutes walk from this property making it ideal as trains run to Marylebone station in just over an hour, the road links offer great access to M40 and A46 linking with major towns within Warwickshire and its surroundings.





GROSS INTERNAL AREA
FLOOR PLAN: 567 sq. ft, 53 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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SALES & LETTINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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