



Regent Place
Leamington Spa, CV31 1EH

















28 Regent Place

A well-positioned one-bedroom, ground-floor leasehold apartment situated in a convenient central Leamington Spa location, within easy walking distance of the town centre, local amenities and the beautiful Jephson Gardens.

The property provides approximately 52 sq m (559 sq ft) of accommodation and offers an excellent opportunity for a first-time buyer, investor or purchaser seeking a centrally located home. Regent Place is a popular residential street linking Bath Street and Church Street, placing a wide range of shops, restaurants, cafés and leisure facilities close at hand.

Entrance

Access to the property leading through to the principal accommodation.

Living / Dining Room

A well-proportioned reception room providing a comfortable living and dining space, with natural light and views towards the surrounding area.

Kitchen

A practical kitchen area providing a range of fitted units together with work surfaces and space for the necessary appliances.

Bedroom

A generous double bedroom providing comfortable principal bedroom accommodation, with space for bedroom furniture and natural light.

Bathroom

The bathroom provides a suite comprising bath with shower over bath, wash hand basin and low-level WC.

Outside

The property benefits from communal external areas, together with resident parking arrangements associated with the development.

Location – Regent Place, Leamington Spa

Regent Place is situated in a highly convenient central Leamington Spa location, linking Bath Street with Church Street and positioned just south of the Parade.

The property is within easy walking distance of the town centre and an excellent range of amenities, including independent and high-street shops, restaurants, cafés, bars, leisure facilities and train station. The popular Jephson Gardens and River Leam are also close by.

Royal Leamington Spa is renowned for its elegant Regency architecture, beautiful parks and gardens, tree-lined avenues and attractive town centre. The town provides an excellent choice of shopping, dining and recreational facilities, together with a vibrant cultural scene.

The property is particularly well placed for commuters, with Leamington Spa railway station providing regular rail services to destinations including Birmingham, Coventry and London. The surrounding road network also provides convenient access to Warwick and the wider Midlands, with the M40 readily accessible.

Heating – Gas Central Heating

Services - Mains water, gas, electricity and drainage are understood to be connected to the property.

Tenure - Leasehold.

Lease Term 125 years from 3 September 2012

Lease Term Remaining 111 years

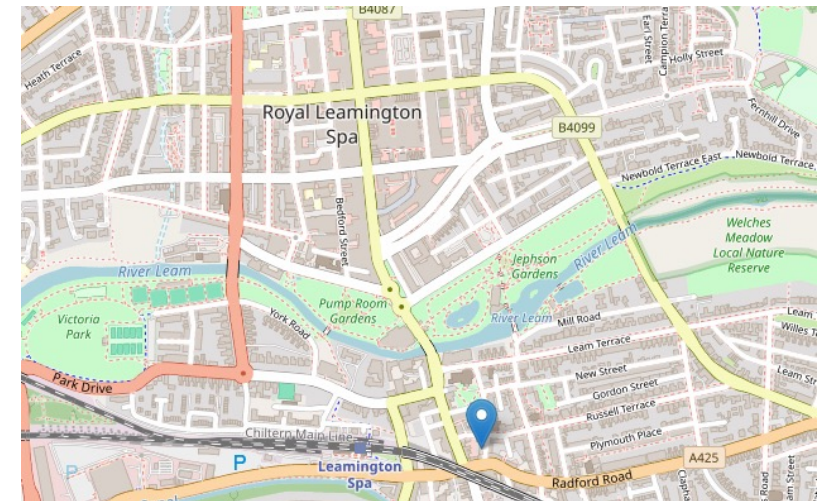
Service charge & ground rent - £31.26 per month total

Council Tax – Band B

Local Authority -Warwick District Council.

Viewing Arrangements

Strictly via the vendors' sole agents, Spa Estates Website - spaestates.com







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01926 754080
info@spaestates.com
spaestates.com
7 Clarendon Place, Leamington Spa, Warwickshire, CV32 5QL