



## **16 Prince Regent Court Charlotte Street , Leamington Spa, CV31 3RU**

The property comprises a two-bedroom flat within a purpose-built residential development. Accommodation is assumed to include a living area, kitchen, two bedrooms, and bathroom facilities. The flat benefits from uPVC double-glazed windows to the front and rear elevations.

The property further benefits from an allocated parking space and is currently let, offering an immediate income-producing investment opportunity.

**Guide price £155,000**

# 16 Prince Regent Court Charlotte Street

, Leamington Spa, CV31 3RU

- Two-bedroom self-contained flat
- Approx. 538 sq. ft. (as per EPC)
- Vacant possession
- Allocated parking space
- Popular residential location close to Leamington Spa town centre

## Location

The property is located within the Prince Regent Court development on Charlotte Street, a well-established and convenient residential area of Leamington Spa. The property benefits from close proximity to the town centre, local amenities, and transport links, making it attractive to tenants and investors alike.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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