

BELVOIR!

Offers Over £169,500

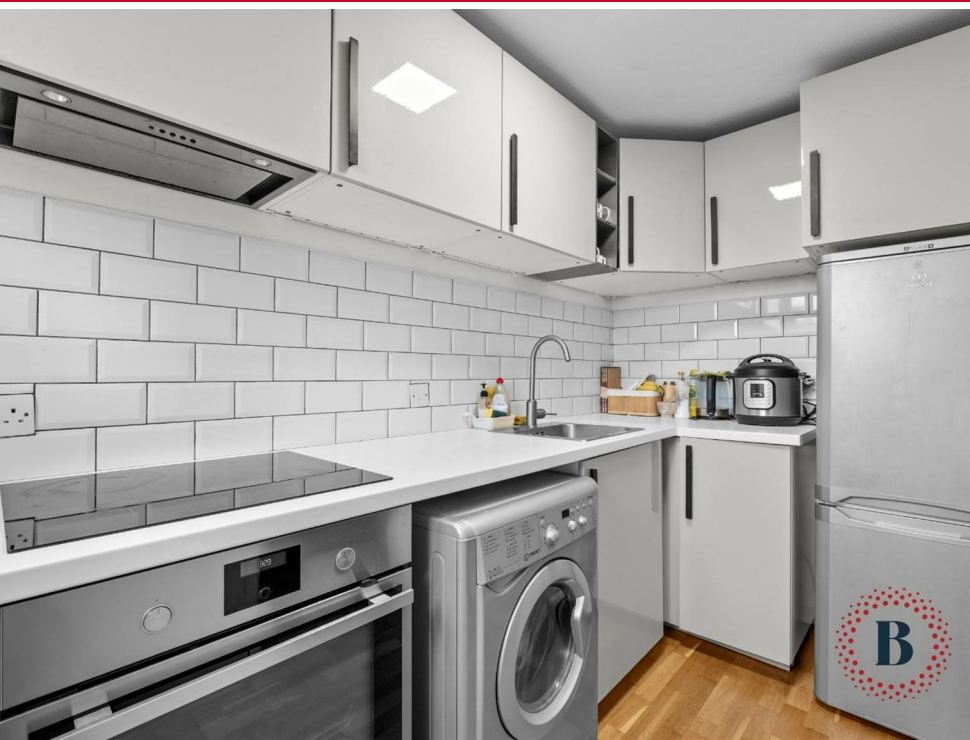


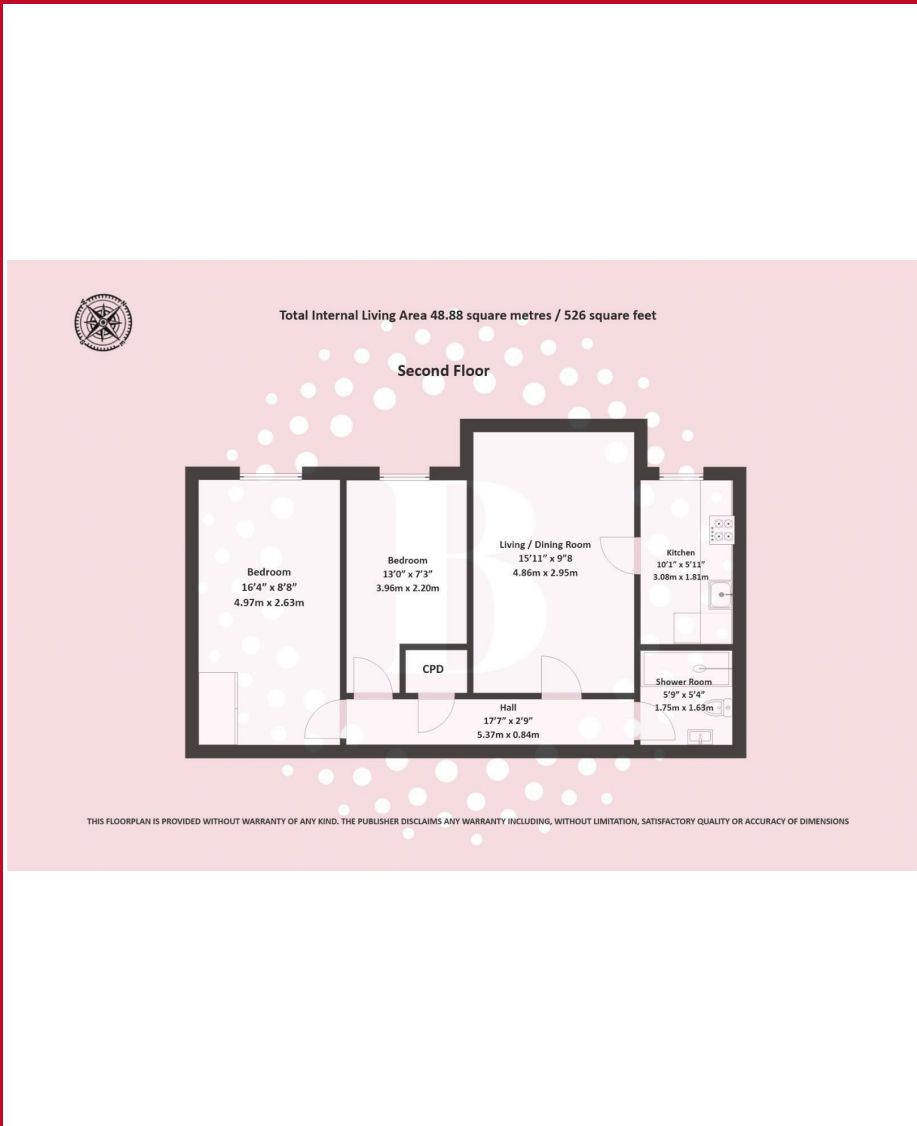
21 Prince Regent

, Leamington Spa CV31 3RU

Situated within the well-regarded Prince Regent Court development on Charlotte Street, this well-presented two-bedroom apartment offers bright and well-proportioned accommodation just a short distance from Leamington Spa town centre and railway station. The development is well established and conveniently positioned within walking distance of local shops, restaurants, excellent transport links, and a doctors' surgery.

WWW.BELVOIR.CO.UK





ACCOMMODATION

- Two-bedroom apartment
- Spacious living/dining room
- Separate fitted kitchen
- Modern shower room
- Approximately 526 sq ft of accommodation
- Off-road resident parking
- Popular central Leamington Spa location
- Ideal first-time purchase or investment opportunity
- Doctors' surgery within easy walking distance

Property Description

Situated within the well-regarded Prince Regent Court development on Charlotte Street, this well-presented two-bedroom apartment offers bright and well-proportioned accommodation just a short distance from Leamington Spa town centre and railway station. The development is well established and conveniently positioned within walking distance of local shops, restaurants, excellent transport links, and a doctors' surgery.

The apartment is accessed via a communal entrance with stairs rising to the property. Upon entering, a welcoming hallway provides access to all principal rooms and includes a useful storage cupboard.

The living and dining room is a spacious and light-filled room offering ample space for both seating and dining furniture. Large windows allow plenty of natural light to fill the room, creating a comfortable and inviting living space.

The separate kitchen is fitted with a range of wall and base units complemented by



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
72	74				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

01926 422251
 22-23 Denby Buildings, Regent Grove,
 Leamington Spa, Warwickshire, CV32 4NY
 Email: amy.cunningham@belvoir.co.uk
 www.belvoir.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BELVOIR!