FOR SALE







Regent House, Parade, Leamington Spa

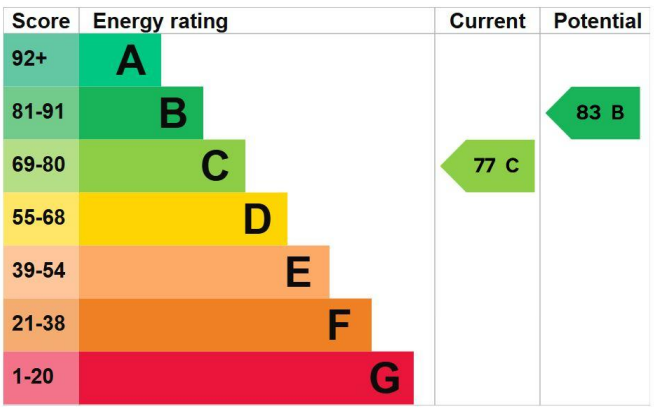
2 Bedroom, 2 Bathroom, Apartment

£290,000

MARTIN&CO



- **Two double bedrooms**
- **Open plan kitchen living room**
- **Primary bedroom with en-suite**
- **Well presented throughout**
- **Communal terrace**
- **Allocated parking**
- **Town centre location**
- **No chain**



A modern, bright and spacious two double bedroom apartment, ideally positioned just off the Parade in this sought after development, placing Leamington Spa's excellent range of shops, bars and restaurants right on your doorstep.

The apartment offers a generous open plan kitchen and living area, with double opening doors and Juliet balcony, creating a light and airy living space. The principal bedroom benefits from a dressing area and en-suite shower room, complemented by a further spacious double bedroom.

Further benefits include lift access, a communal terrace and secure underground parking.





HALLWAY
11' 4" x 4' 5" (3.45m x 1.35m)

KITCHEN/LIVING ROOM
25' 5" x 13' 0" (7.75m x 3.96m)

BEDROOM
17' 9" x 10' 4" (5.41m x 3.15m)

ENSUITE
7' 3" x 5' 11" (2.21m x 1.8m)

BEDROOM
13' 8" x 8' 7" (4.17m x 2.62m)

BATHROOM
8' 2" x 5' 10" (2.49m x 1.78m)

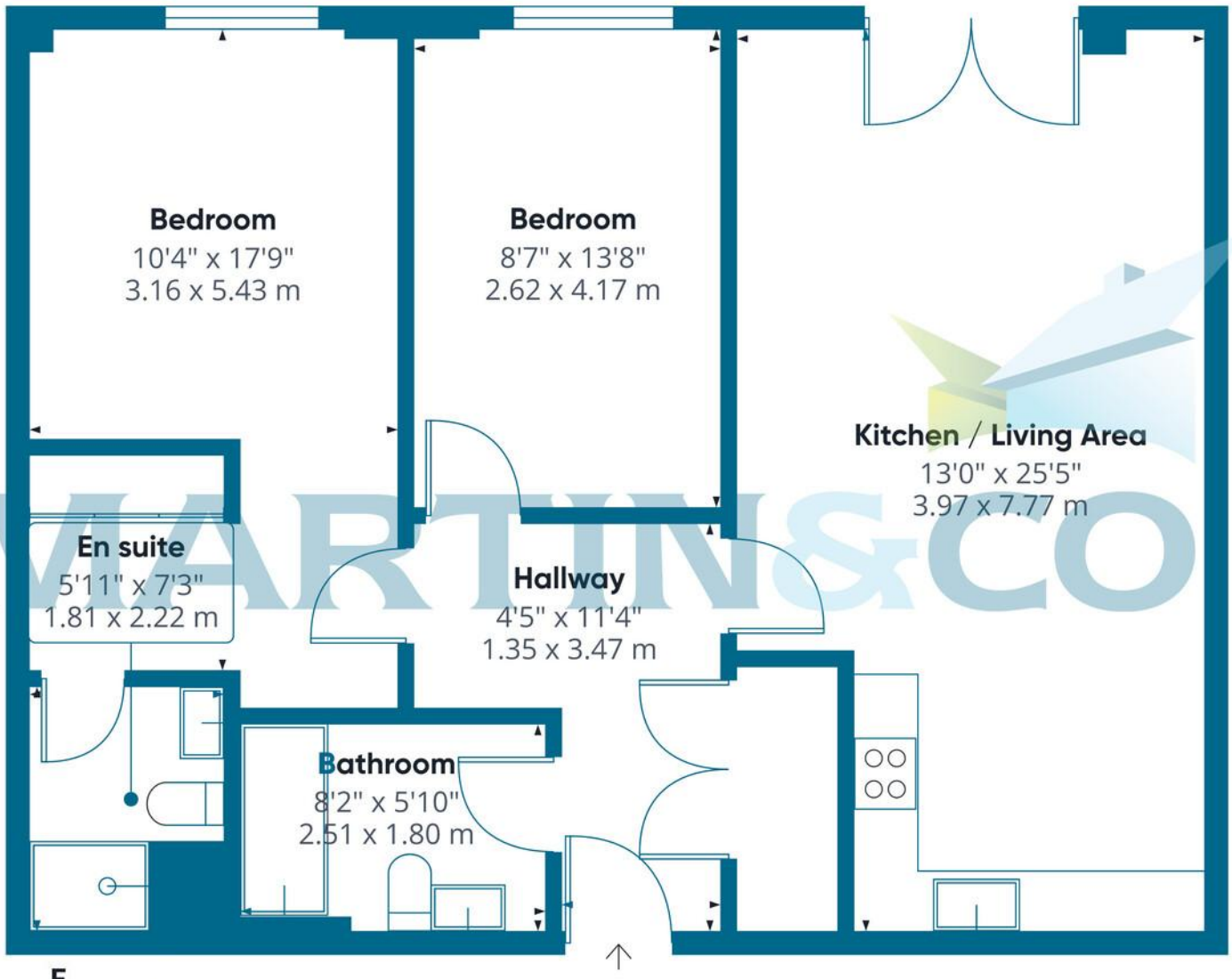
COMMUNAL TERRACE

ALLOCATED PARKING

TENURE
The property is leasehold with 125 year lease from 1 January 2004 with an annual ground rent of £280.00 and approximate service charge of £2600.00 per annum.
This information should be checked and verified by your legal representative.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman