

for sale

offers over **£210,000**



Prince Regent Court Charlotte Street Leamington Spa CV31 3RU

****997 SQUARE FOOT***THIRD FLOOR
APARTMENT***MODERN
ACCOMMODATION
THROUGHOUT***NEW ROOF FITTED IN
2022***LOUNGE DINER WITH
ADDITIONAL STUDY AREA***AMPLE
STORAGE INTO THE
EAVES***ADDITIONAL STORE
ROOM***ALLOCATED OFF ROAD**



Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

Prince Regent Court Charlotte Street Leamington Spa CV31 3RU

This generously sized top floor apartment offers approximately 997 sq ft of modern living accommodation, making it larger than the average apartment. Beautifully presented throughout, the property comprises a welcoming entrance hallway, a spacious open plan lounge/diner with an additional study area, a separate fitted kitchen, two double bedrooms, and a well-appointed bathroom.

Further benefits include a new roof fitted in 2022, ample storage within the eaves, and an additional private store room located on the communal landing, providing excellent practical storage solutions.

Externally, the property benefits from allocated off-road parking and enjoys a highly convenient location within walking distance of the town centre and train station, making it ideal for commuters, first-time buyers, and investors alike.



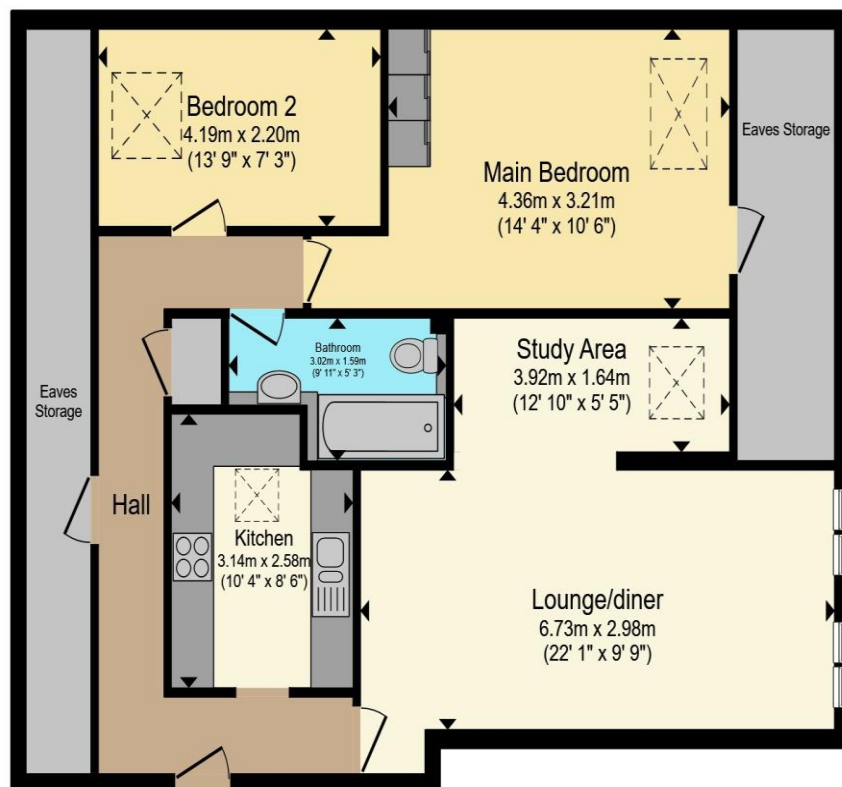
Lease Information

The property is leasehold with a lease term of 999 years from 01-May-1989. The property is subject to management charges which include an annual service charge of £960.00. Pets are subject to management approval.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 90.7 m² (977 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

Property Ref: SPA315571 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 960.00

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/SPA315571

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

