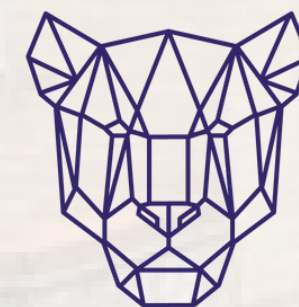




Guide Price: £162,000

Prince Regent Court, Charlotte Street, CV31 3RU

 x2  x1  x1



**PANTERA  
PROPERTY**



# Residential Investment - Two-Bedroom Flat



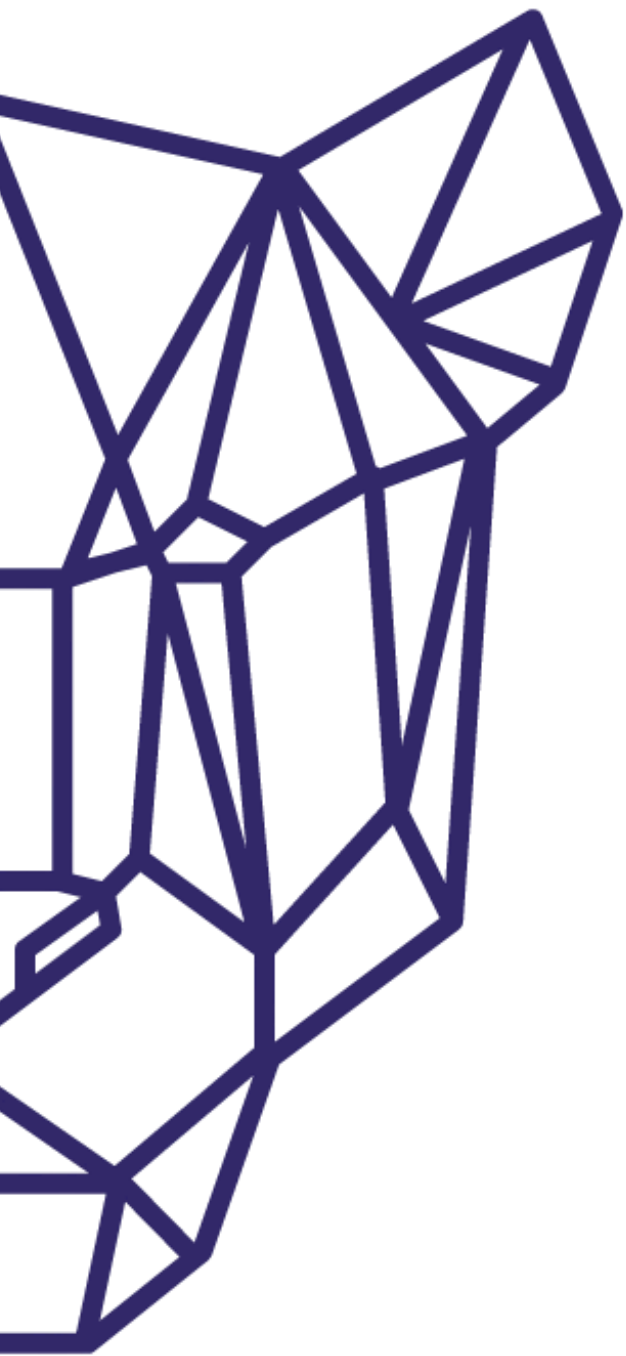
- Two-bedroom self-contained flat
- Allocated parking space
- Approx. 538 sq.ft. (as per EPC)
- Popular residential location close to Leamington Spa town centre
- Vacant possession

## Property description

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 elevation.

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





# Additional Information

Local Authority: Warwick District Council	Council Tax Band = A	Tenure: Assumed Long Leasehold - Date: 27 January 1995 - Lease term: 125 years from 1 May 1989	• Potential Rent: £975 per calendar month	• Vacant possession
---	-------------------------	--	--	------------------------

## 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.

## Viewing

Please contact George at  
Pantera Property to arrange  
on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



PANTERA  
PROPERTY

0330 118 6610  
office@panteraproperty.com  
www.panteraproperty.com

Suite 3, 46 Crawford  
Street London  
W1H 1JU

10 North Park Road  
Harrogate  
HG1 5PG