



57, Regency Court, BN1 6YH

Spencer
& Leigh



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, BN1 6YH

£1,395 PCM -

- Spacious ground floor flat
- Two double bedrooms
- Impressive lounge with floor to ceiling windows
- Modern fitted kitchen with appliances
- White bathroom suite
- Gas fired central heating
- Double glazed windows
- Pleasant view over the park
- Available early April, unfurnished
- Popular location within walking distance of station

It's not just the glorious views of Surrenden Field that give this apartment the 'WOW' factor but also the contemporary interior. Being situated on the ground floor allows for easy access and a pleasant outlook over the well maintained communal gardens. The apartment itself has a spacious lounge with floor to ceiling window, a contemporary fitted kitchen with integrated appliances, two double bedrooms and a white bathroom suite having the added benefit of a shower in addition to a bath. Regency Court itself boasts double glazed windows & well maintained communal areas and is ideally situated within walking distance of Preston Park and its mainline railway station. The apartment is available to let from early May on an unfurnished basis. Viewing is recommended. COUNCIL TAX - BAND B



Entrance Hall

Living Room
17'4" x 11'9"

Kitchen
13'9" x 7'2"

Bedroom 1
14'1" x 10'2"

Bedroom 2
13'9" x 9'6"

Bathroom
7'10" x 5'2"

Property Information

Council Tax Band B: £1,910.06 2025/2026

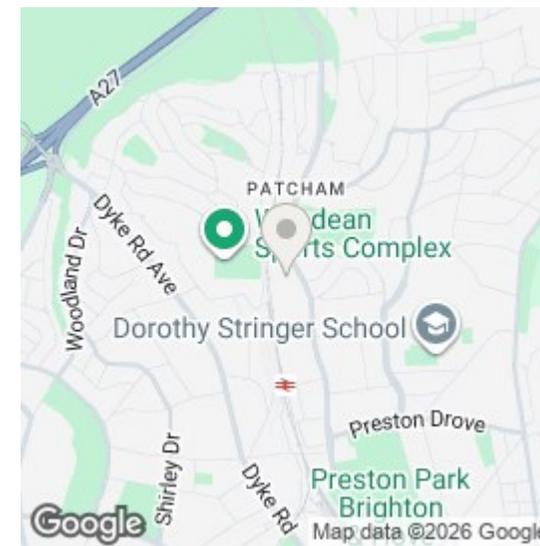
Utilities: Mains electric, gas, water and sewerage

Parking: Residents parking plus free on street parking

Broadband: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast

1000 Mbps

Mobile: Good coverage (OFCOM checker)



Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

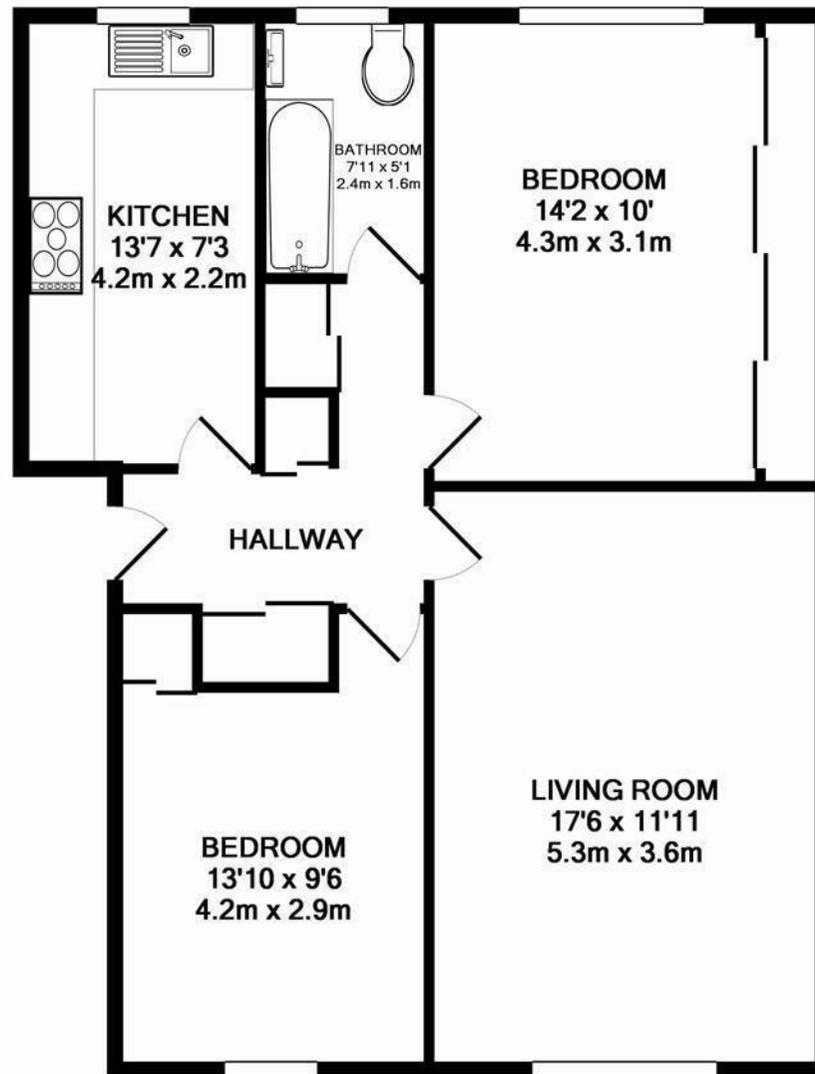
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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