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Apt 24 Regent House, 89 The Parade, Leamington Spa

Price Guide
£339,000



A most impressive contemporary style third floor apartment, providing exceptionally well proportioned two bedroomed and two bathroomed accommodation, featuring open plan living/kitchen arrangement with a most pleasant south facing balcony and designated basement parking in this highly regarded town centre development.

Regent House

Forms part of the (2005) Regent Court Development which comprises high quality contemporary apartments of varying sizes. Accessed by both stairs and lift Apartment 24 Regent House is an impressive third floor apartment which provides particularly well proportioned two bedroomed and two bathroomed accommodation, featuring a most pleasant south facing balcony and recently upgraded electric water heating system.

The property is particularly notable for the size of its two bedrooms, the master bedroom featuring wardrobes and en-suite. Both bedrooms also accessing the balcony. The open plan living/kitchen with comprehensively fitted kitchen with all appliances is notable and the property has been maintained by the present owner to a particularly high standard throughout. The agents consider internal inspection to be essential for the size, situation and level of appointment of this impressive apartment to be fully appreciated.

In detail the accommodation comprises:-

Communal Hall

With audio entry system, staircase and lift leads to the...

Private Entrance Hall

With laminate floor, electric radiator, intercom system, double built

cloaks cupboard, utility cupboard containing plumbing for automatic washing machine and fitted shelves.

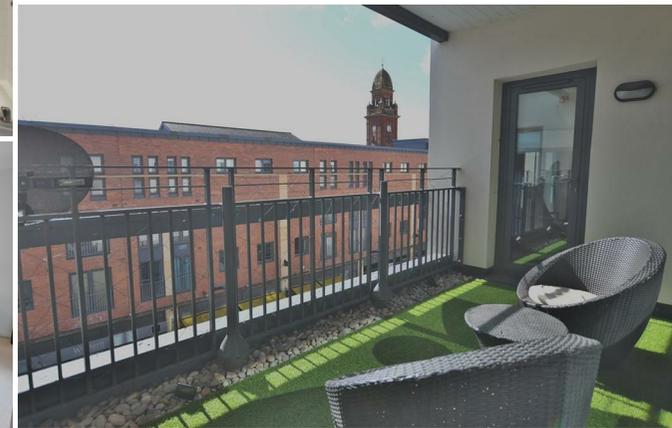
Open Plan Living / Kitchen

25'7" x 13'10" (7.80m x 4.22m)

With electric radiators, twin patio doors to Juliette balcony, further French door to large balcony, downlighters, laminate floor, TV point, open to the...

Kitchen Area

Comprehensively fitted kitchen area with extensive range of grey faces base cupboard and drawer units, rolled edge work surfaces and returns, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, high level cupboards, built in fridge freezer, dishwasher, double oven, ceramic hob unit with stainless steel splashback and extractor hood over, further tiled splashbacks and downlighters.



Master Bedroom

15'1" x 16'4" (4.60m x 4.98m)

With triple built in wardrobe with hanging rail and shelf, French door to balcony.

En-Suite Shower Room / WC

7'2" x 6' (2.18m x 1.83m)

With oversized tiled shower cubicle with integrated shower unit, pedestal basin, mixer tap, low flush WC, tiled floor, splashbacks, fitted mirror, extractor fan, downlighters.

Bedroom

11' x 10'8" (3.35m x 3.25m)

With electric radiator, patio doors to balcony, downlighters.

Bathroom / WC

8'3" x 10' (2.51m x 3.05m)

With white suite comprising panelled bath, pedestal basin with mixer taps, low flush WC, tiled floor, integrated shower unit, shower screen, chrome heated towel rail, extractor fan, downlighters, fitted mirror.

Outside

Access from both the lounge and bedrooms is a most pleasant south facing balcony with outside lighting. Designated secure basement parking (space 52).

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

Pedestrian access to the property is via a passageway which runs to the right hand side of Zizzi's Restaurant on the parade, close to the junction with Regent Street.

Apartment 24, Regent House

89 The Parade
Leamington Spa
CV32 4NL

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- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

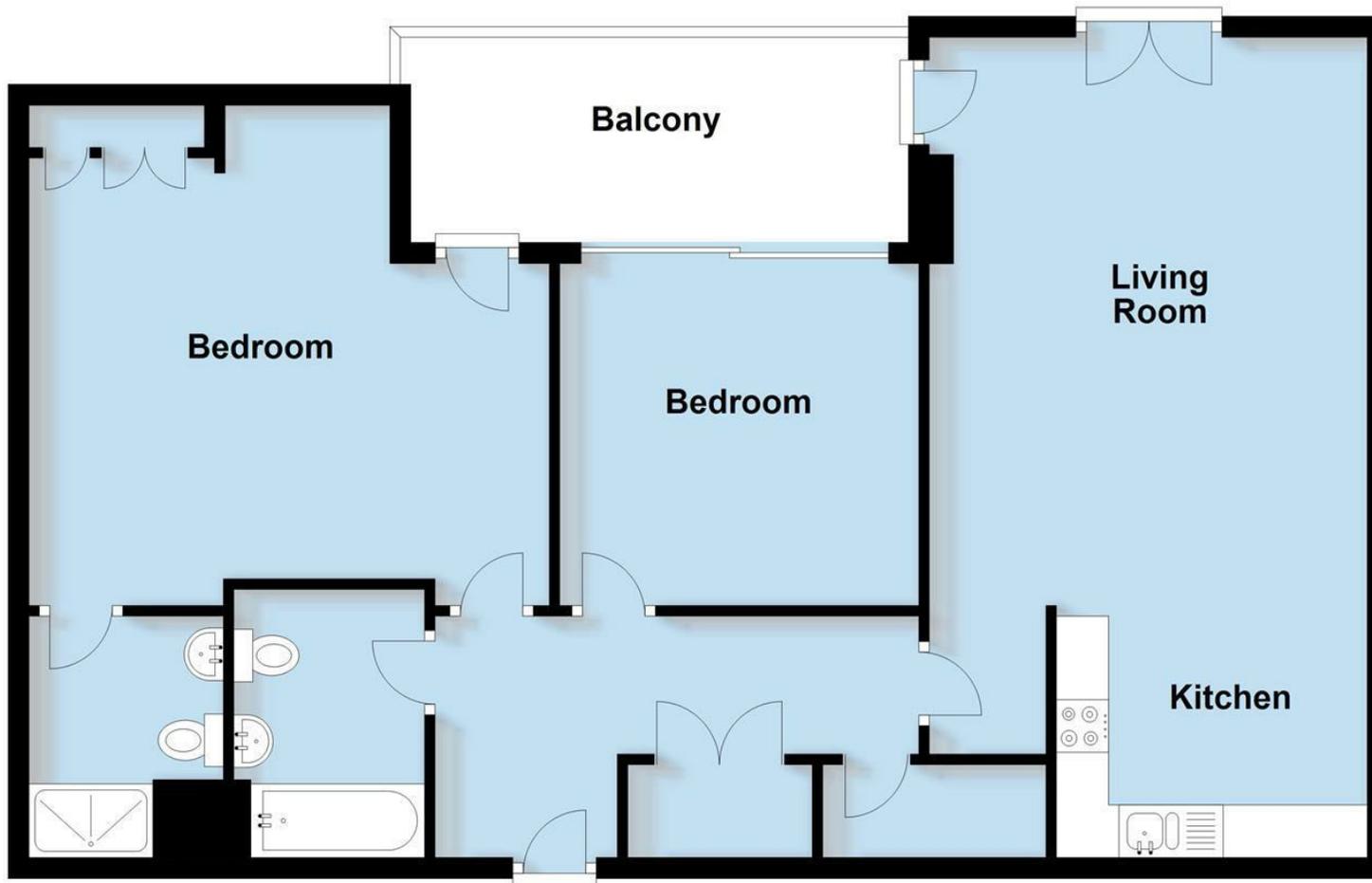
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Third Floor

Approx. 86.6 sq. metres (932.5 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact