



## **29 Regency House, Newbold Terrace, Leamington Spa, CV32 4HD**

A particularly well presented, 5th Floor Penthouse Apartment, providing spacious well appointed, one bedroomed accommodation, featuring spectacular open views over Jephson Gardens, in this highly regarded town centre development.





## 29 Regency House Newbold Terrace Leamington Spa CV32 4HD

### [Regency House, Newbold Terrace](#)

Is a striking, purpose built development of self-contained apartments of varying sizes, believed to have been originally constructed in the 1960's. Most conveniently sited within easy walking distance of the town centre and all amenities including the local railway station. The development takes maximum advantage of its position overlooking Jephson Gardens with many of the apartments enjoying spectacular open views. This particular development has consistently proved to be much sought after.

ehB Residential are pleased to offer 29 Regency House, which is an excellent opportunity to acquire a 5th Floor Penthouse Apartment, providing spacious well appointed, one bedroomed accommodation which features a pleasant through lounge/dining room with bay window which enjoys spectacular views over the aforementioned Jephson Gardens.

The property features a refitted kitchen and bathroom and includes a garage en-bloc to the rear of the development and is offered with NO UPWARD CHAIN.

The agents consider internal inspection of this unique property to be essential for its situation to be fully appreciated.

In detail the accommodation comprises:-

### [Communal Entrance Hall](#)

Staircase and lift. Ground floor utility cupboard. Leads to the...

### [Private Entrance Hall](#)

With intercom system and airing cupboard with lagged cylinder and immersion heater. Leads to the...





### Impressive Lounge/Dining Room

20' x 11'9" (6.10m x 3.58m)

With picture bay window with spectacular views over Jephson Gardens, TV point, coving to ceiling.

### Refitted Kitchen

11' x 7'6" (3.35m x 2.29m)

With extensive range of base cupboard and drawer units, with timber work surfaces, single drainer stainless steel sink unit with mixer tap, tiled splashback, high level cupboards, appliance space and plumbing for automatic washing machine, built-in oven, four ring ceramic hob unit, oak flooring, downlighters.

### Bedroom

15'10" x 9'10" (4.83m x 3.00m )

With triple built-in wardrobe with hanging rail, shelf, sliding doors, picture window with spectacular views.

### Refitted Bathroom/WC

8'3" x 5' (2.51m x 1.52m)

With under floor heating, white suite comprising panelled bath, tiled splashbacks to shower area, integrated shower unit, folding screen, pedestal basin, low flush WC, chrome heated towel rail.

### Outside

There are communal grounds principally to the front of the property with security gated access to the garage blocks to the rear.

### Garage En-Bloc

16' x 8' (4.88m x 2.44m)

With up-and-over door.

### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 990 year lease with 950 years remaining, share of the freehold, service charge is £2,400 and a peppercorn ground rent. Please verify this information with your legal advisers. Further details upon request.

### 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.

### Council Tax

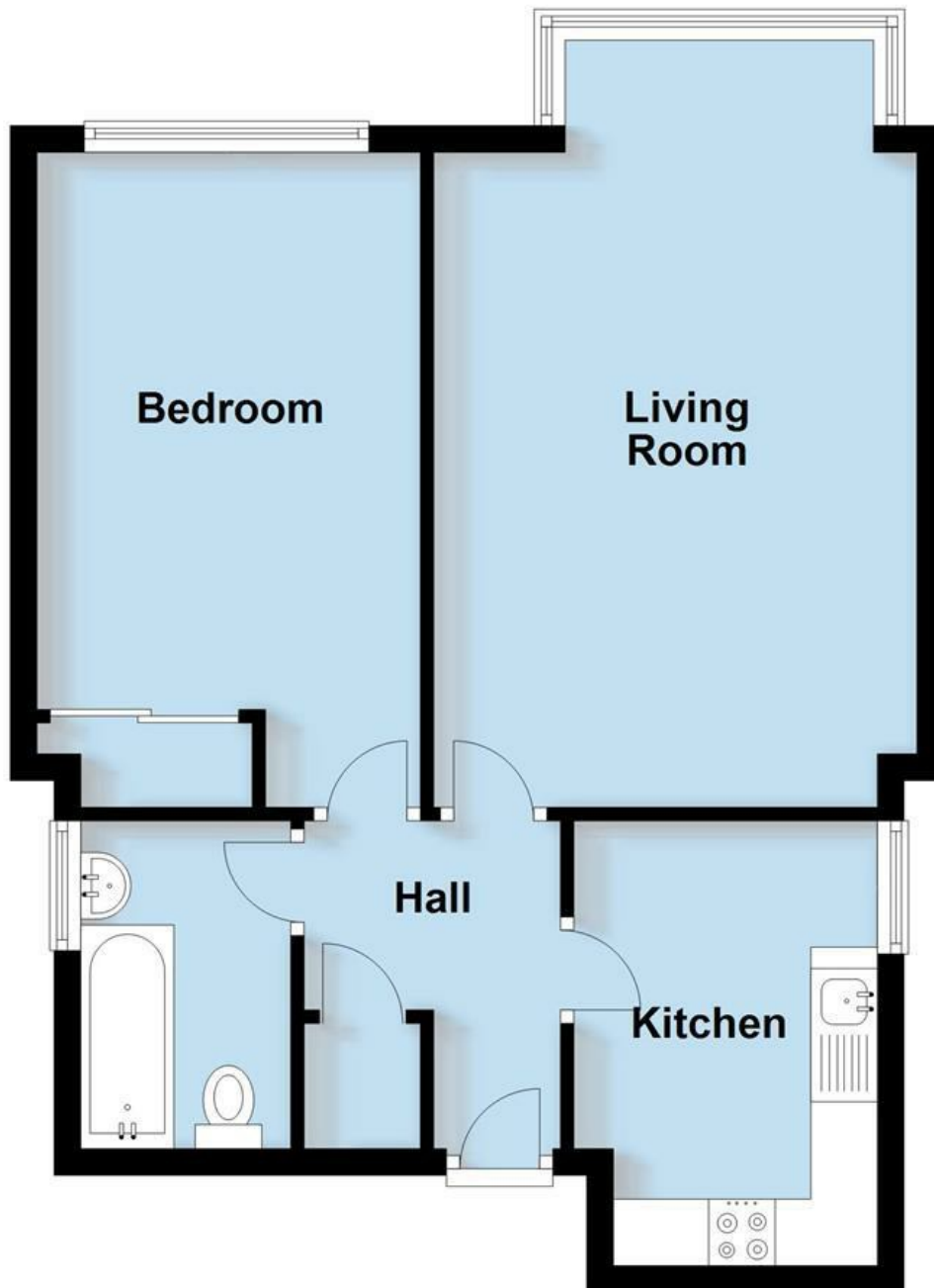
Council Tax Band C.

### Location

29 Regency House  
Newbold Terrace  
Leamington Spa  
CV32 4HD

## Fifth Floor

Approx. 50.1 sq. metres (539.8 sq. feet)



Total area: approx. 50.1 sq. metres (539.8 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>	36	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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