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**ehB**  
RESIDENTIAL



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

An outstanding opportunity to acquire an impressive fifth floor apartment, providing spacious one bedroomed accommodation, featuring spectacular open views over Jephson Gardens, including garage and visitor parking, in this highly regarded town centre development.

**Price Guide**  
**£239,000**





## 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. The development is 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 South facing open views. Since its original development, this location has consistently proved to be very popular.

ehB Residential are pleased to offer 44 Regency House, which is an opportunity to acquire a well-proportioned fifth floor apartment, providing spacious one bedroomed accommodation, featuring a most pleasant through lounge dining room with bay window feature, enjoying the spectacular open views. The property also provides a spacious bedroom, fitted kitchen and also includes the garage and additional visitor parking within the development. Whilst the property has been maintained, the agents consider it does provide some scope for further cosmetic upgrades, and is offered with immediate vacant possession. Internal inspection is highly recommended.

In detail the accommodation comprises:-

#### [Pleasant Communal Entrance Hall](#)

With staircase, lift and storage, leads to the private entrance hall, with electric radiator, intercom system and airing cupboard with lagged cylinder and immersion heater.

#### [Through Lounge/Dining Room](#)

19' x 11'9" (5.79m x 3.58m)

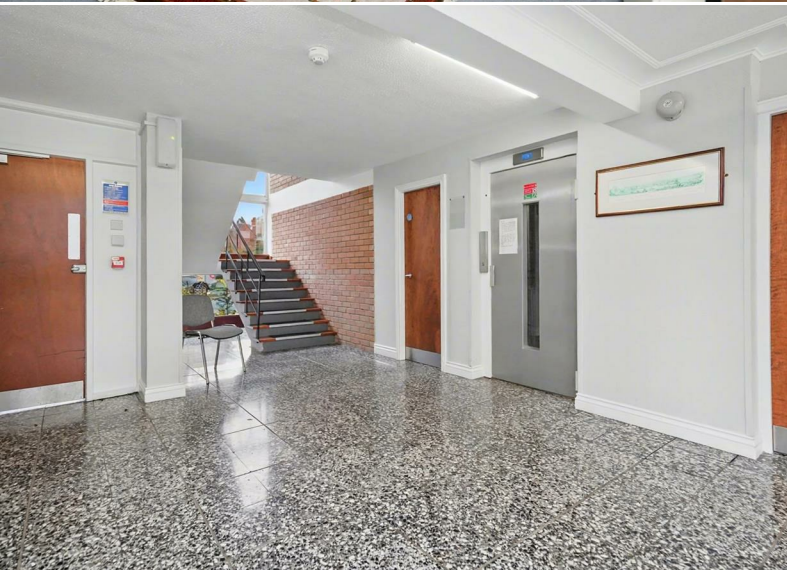
Having night storage heater and connection, full height glazed bay window feature, with spectacular views.

#### [Fitted Kitchen](#)

11' x 6'3" (3.35m x 1.91m)

With extensive range of base cupboard and drawer units, rolled edge work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, high level cupboards, built in oven and four ring hob unit with extractor fan opposite, Plumbing for automatic washing machine, serving hatch to lounge/dining room.





#### Bedroom

16' x 9'7" (4.88m x 2.92m)

With picture window.

#### Bathroom/WC

8'3" x 5'3" (2.51m x 1.60m)

With coloured suite comprising panelled bath, vanity unit incorporating wash hand basin with mixer tap, low flush WC, tiled splashback shower area with electric shower unit, shower rail and curtain, chrome heated towel rail.

#### Outside

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

#### Garage En-Bloc

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

With up-and-over door.

#### Mobile Phone Coverage

Good outdoor and variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure - Leasehold

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 (13/12/1982), with 947 years remaining, service charge is £2,900 per annum and there is 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

Fifth Floor  
CV32 4HD

## Fifth Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



Total area: approx. 52.2 sq. metres (561.9 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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