

ehB
RESIDENTIAL

Your Property - Our Business



4 Regent Mews, Chapel Street, Leamington Spa

Price Guide
£445,000



An excellent opportunity to acquire a well maintained and extended, attractively styled three storey mid townhouse, providing well appointed gas centrally heated four bedroomed accommodation, featuring comprehensively fitted kitchen and allocated twin car parking facility in what has proved to be a particularly popular and convenient South Leamington Spa location.

Regent Mews

Is a small development of attractive Regency style townhouses originally constructed approximately 10 years ago, ideally sited a short walk from the town centre and all amenities including shops, schools and recreational facilities, and also within easy reach of the local railway station. Since its original construction the development has consistently proved to be very popular.

No 4 Regency Mews is a particularly well maintained and extended Regency style townhouse, providing flexible gas centrally heated four bedroomed accommodation, which includes two bathrooms and comprehensively fitted kitchen of note. The property also includes a

pleasant easily managed "town" rear garden with access to gated designated twin car parking facility and is offered to a good standard of presentation throughout. Inspection is highly recommended. IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

Porch

Leads to...

Entrance Hall

With engineered wood flooring, staircase off, oak panelled doors off and understair utility cupboard with plumbing for automatic washing machine, vented for tumble dryer.

Cloakroom/WC

With low flush WC, wash hand basin, mixer tap, tiled splashback, extractor fan, matching flooring, radiator.

Comprehensively Fitted Kitchen

12'3" x 5'6" (3.73m x 1.68m)

With extensive range of base cupboard and drawer units with complimentary work surfaces and returns, stainless steel door furniture, matching range of high level cupboards, inset single drainer one and a half bowl stainless sink unit and mixer tap, boiler cupboard containing Baxi gas fired central heating boiler, built-in stainless steel oven and four ring ceramic hob unit, with glazed panel splashback and extractor hood over, built-in dishwasher, fridge freezer with radiator, downlighters and matching engineered wood flooring, concealed pelmet lighting.

Extended Lounge/Dining Room

24'7" x 12'3" (7.49m x 3.73m)

With two radiators, engineered wood flooring, French door to rear garden, two Velux window features, understair cupboard.

Stairs and Landing

With radiator.



Bedroom

12'3" x 8'10" (3.73m x 2.69m)

With radiator, built-in bedroom furniture comprising built-in desk and double built-in wardrobe, hanging rail and shelf.

Bathroom/WC

6'10" x 5'6" (2.08m x 1.68m)

With white suite comprising panelled bath with mixer tap, pedestal basin with mixer tap, low flush WC, tiled splashback to shower area with integrated shower unit and shower screen, chrome heated towel rail, mirrored cabinet, downlighters, extractor fan.

Bedroom

12'3" x 11' max 7'4" min (3.73m x 3.35m max 2.24m min)

With two double built-in wardrobes, hanging rail, shelves, built-in desk with drawers under, radiator.

Stairs and Second Floor Landing

With skylight feature.

Bedroom

12'3" x 8'10" (3.73m x 2.69m)

With built-in bedroom furniture comprising desk and triple built-in wardrobe, hanging rail, shelves, radiator.

Shower Room/WC En-Suite

5'6" x 4'10" (1.68m x 1.47m)

With quadrant tiled shower cubicle with Trident shower unit, pedestal basin with mixer tap, tiled splashback, low flush WC, chrome heated towel rail, extractor fan, downlighters.

Bedroom

12'3" x 7'3" min 10'8" max (3.73m x 2.21m min 3.25m max)

With built-in furniture comprising desk and double built-in wardrobe with hanging rail, shelves and radiator.

En-Suite Shower Room/WC

5' x 5'7" (1.52m x 1.70m)

With tiled quadrant shower cubicle with Trident shower unit, pedestal basin with mixer tap, low flush WC, chrome heated towel rail, mirror cabinet, extractor fan, downlighters.

Outside

To the front of the property is a gravelled, railed fore court with secure gated shared access to the pleasant "town" rear garden with patio and synthetic lawn bounded by close boarded fencing, with pedestrian access to designated secure twin car parking facility.

Tenure

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

Services

All mains services are understood to be connected to the property including 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

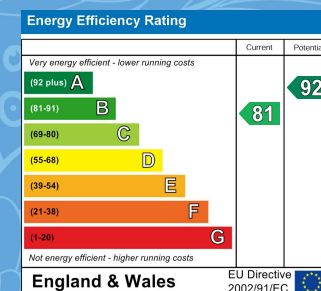
CV31 1EJ

Your Property - Our Business

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

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

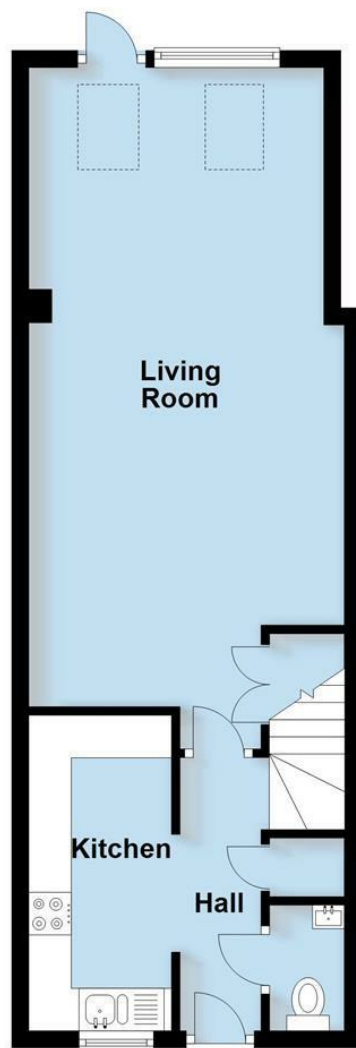
01926 881144 • ehbresidential.com



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

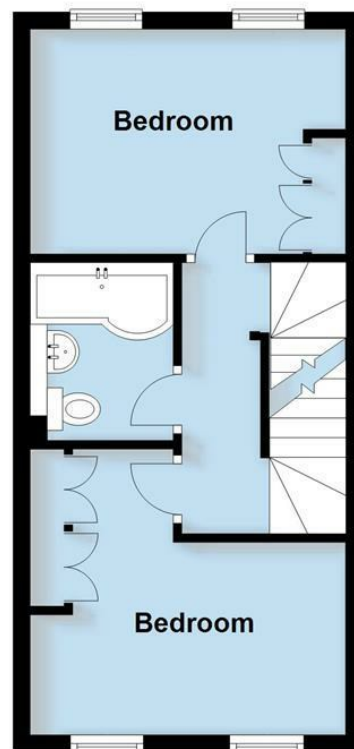
Ground Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



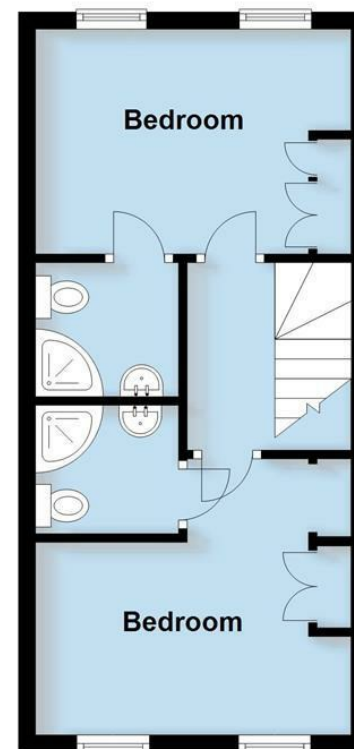
First Floor

Approx. 30.8 sq. metres (331.4 sq. feet)



Second Floor

Approx. 30.8 sq. metres (331.4 sq. feet)



Total area: approx. 102.9 sq. metres (1107.1 sq. feet)

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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.