

# BELVOIR!

Offers Over £290,000



## First Floor Flat 1 Regent Place

, Leamington Spa CV31 1EH

Set on the first floor of a beautiful Regency building, this gorgeous two-bedroom apartment perfectly combines period charm with stylish modern living. Located on Regent Place in the heart of Leamington Spa, the property enjoys an exceptional central position with shops, cafés, restaurants and local amenities just moments away, as well as nearby parks and excellent transport links.

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## ACCOMMODATION

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The apartment is full of character features, including the building's original wooden floors dating back to the 1800s, beautiful stripped floorboards, high ceilings, Victorian-style radiators and impressive floor-to-ceiling windows that flood the home with natural light. At the heart of the property is the front-facing open-plan kitchen and living area. This dual-aspect reception space is a real highlight, creating a wonderfully bright and welcoming atmosphere throughout the day.

Leading from the living space is a charming wraparound balcony, which provides a lovely outdoor area, ideal for a small bistro table and chairs and perfect for enjoying a morning coffee or evening drink.

The long, stylish kitchen is fitted with shaker-style units running from floor to ceiling, providing excellent storage, and features a gas hob and integrated appliances, creating a practical yet attractive cooking space that complements the open-plan layout. The kitchen also benefits from underfloor heating and under-cabinet lighting, adding an extra level of comfort and practicality.

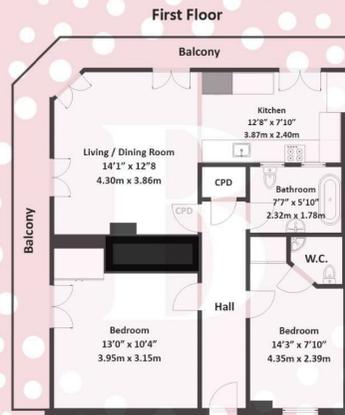
The apartment offers two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, providing useful built-in storage. In addition, there is a separate WC with washbasin, adding further practicality. One of the most striking features of the property is the beautiful green-tiled bathroom, a real statement space featuring a claw-foot bath, perfectly in keeping with the character of the building.

For additional comfort, the apartment has been fitted with acoustic insulation designed to minimise sound from the café below.

With its stunning period features, thoughtful modern touches, and highly sought-after central location, this apartment offers a rare opportunity to own a beautifully presented Regency home in the heart of Leamington Spa.



Total Internal Living Area 62.53 square metres / 673 square feet



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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