



Regent Street, Leamington Spa, CV32 5HQ



# Property Description

A totally unique duplex apartment being presented to the highest of standards having been skilfully remodelled and improved by the current owners. This stunning apartment forms part of a centrally positioned retirement complex within easy walking distance to Royal Leamington Spa town centre.

Offering over 1200 sq ft this wonderful apartment comprises of an entrance hallway, utility room, refitted shower room, double bedroom with storage and an extremely light and airy living/kitchen/diner with access to the balcony. On the top floor there is main bedroom again with generous storage, dressing room/study and ensuite bathroom.

There is secure allocated parking on the lower ground floor which also includes a disabled scooter park. On the top floor there is a wonderful roof terrace for residents to enjoy giving far reaching views along with use of a conservatory.

There is an on site part time development manager and so the property would lend itself ideally as a potential lock-up and leave.

A viewing here is highly recommended to appreciate the flexible living accommodation and the finish of this wonderful home.







## Key Features

- Unique duplex retirement apartment
- Within walking distance to central Leamington
- Secure underground allocated parking
- Wonderful communal roof top terrace
- Skilfully improved by the current owners
- Ideal lock up and leave
- In excess of 1200 sq ft
- Immaculate presentation throughout
- Guest suite available for visitors
- Recently extended lease to 999 years

**Guide Price**  
**£335,000**







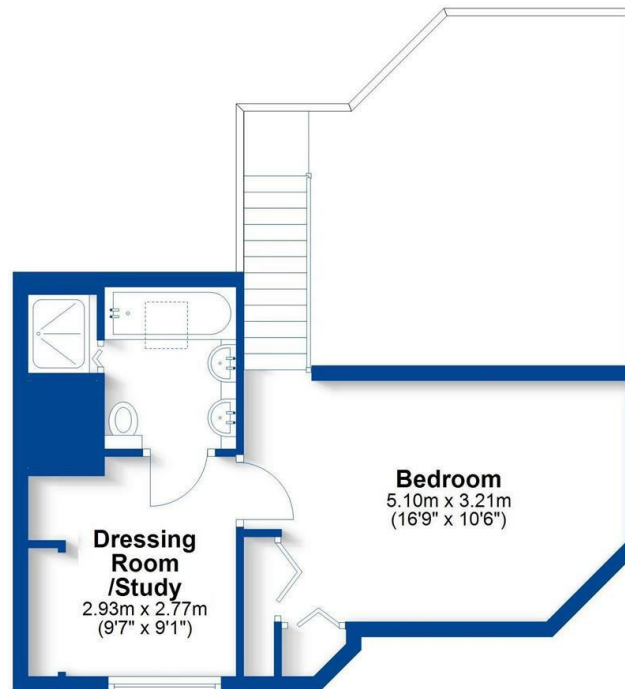
### Third Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



### Fourth Floor

Approx. 52.4 sq. metres (564.6 sq. feet)



Total area: approx. 112.8 sq. metres (1214.7 sq. feet)

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



EPC Rating - E

Tenure - Leasehold - Share of Freehold

Council Tax Band - E

Local Authority  
Warwick





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