



REGENT COURT

Parade, Leamington Spa, CV32 4NL

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

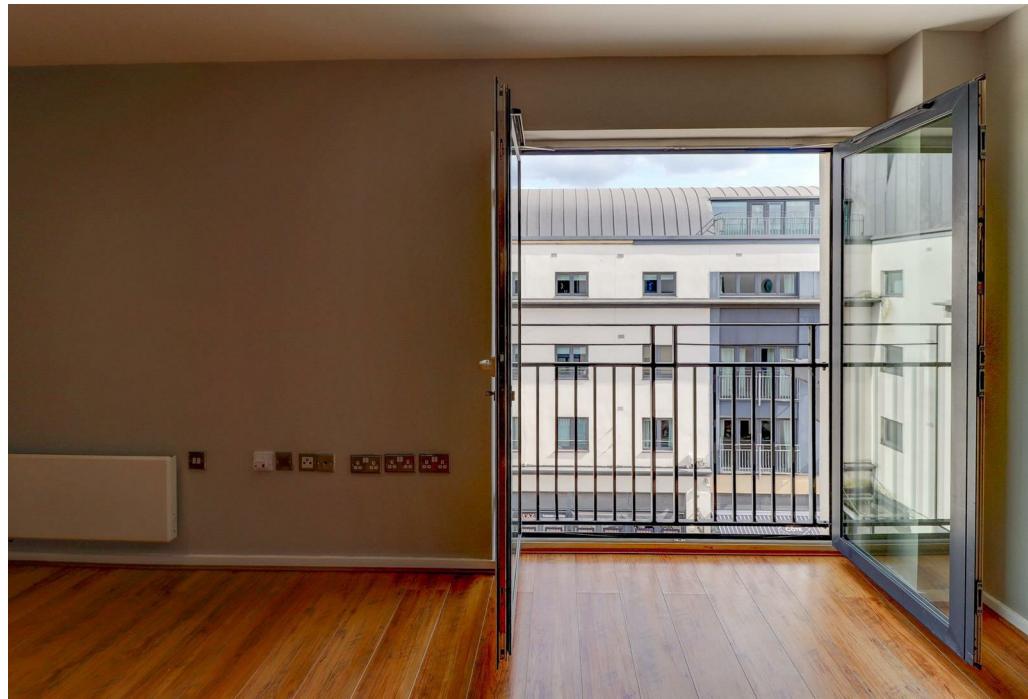
\*\*\* AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This modern two double bedroom, third floor apartment is positioned right in the heart of Leamington Spa in the fashionable pedestrian "Regents Court" development, with its fabulous array of cafes, bars and restaurants. Walking distance to Leamington Spa train station, major bus routes lay close by to the Parade, which includes X17 route to Warwick University. Newbold Comyn Nature Reserve and fitness centre are also within walking distance along with the pretty Jephson Gardens. Commute routes to M40 corridor, A46 and Fosse Way are easily navigated from this location.

This wonderfully presented accommodation comprises in brief: Generous entrance hall with utility cupboard which houses the washing machine, living/dining room with Juliet balcony and newly refitted open plan kitchen area with integrated appliances included (fridge/freezer & dishwasher).

Main bedroom with built in double wardrobe, second double bedroom and deluxe feel main bathroom with full suite including shower over bath, heated towel rail and light up mirror.

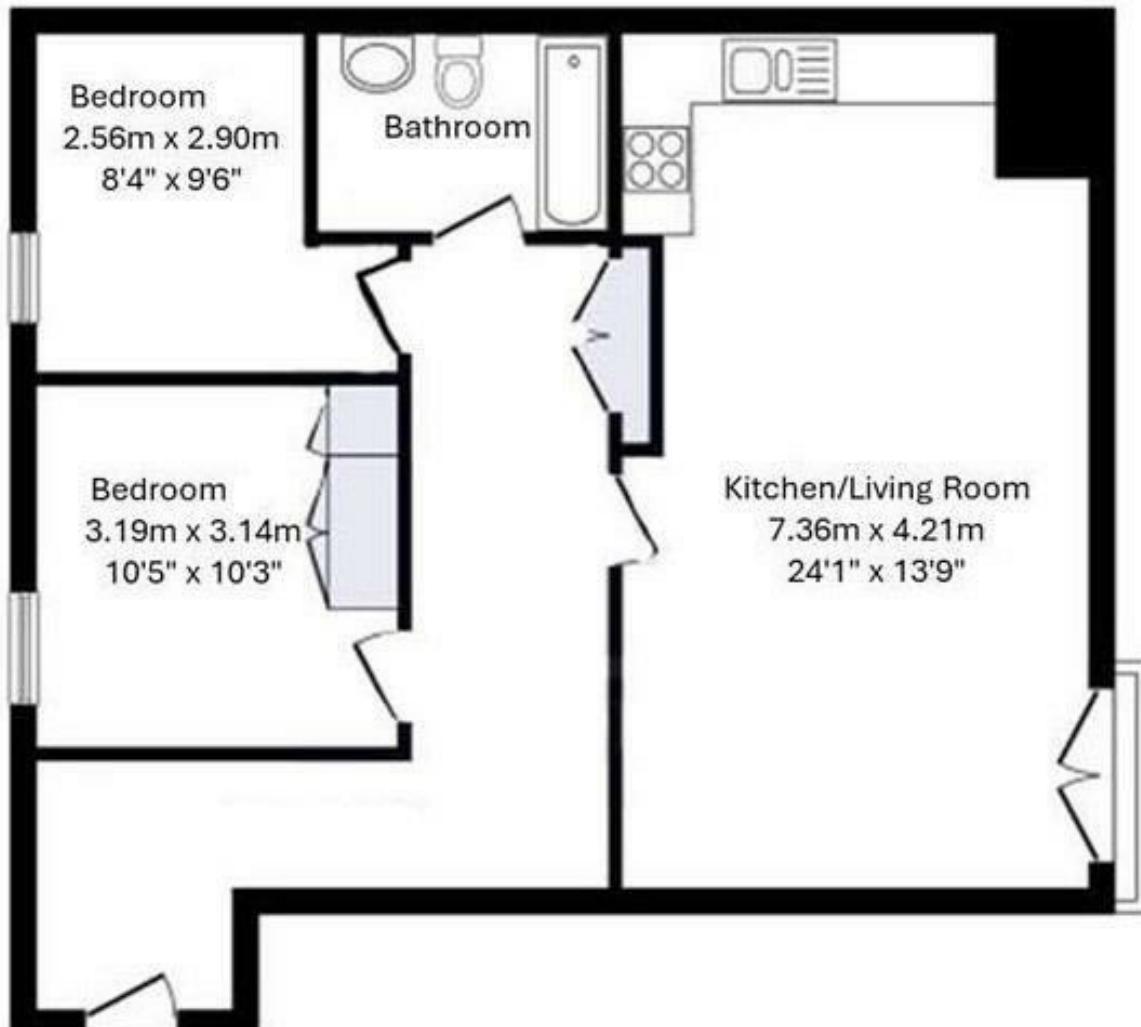
With secure underground parking space for one car and lift access to all floors this property is offered UNFURNISHED. Energy Rating C. Council Tax Band C.





# Key Features

- AVAILABLE NOW
- DEPOSIT ALTERNATIVE AVAILABLE
- Two Double Bedrooms
- Leamington Spa
- Third Floor Apartment, Lift Access to all Floors
- Town Centre Positioning
- Walking Distance to Train Station & Major Bus Routes
- Excellent Doorstep Amenities
- UNFURNISHED
- Council Tax Band C, Energy Rating C



**£1,550 PCM**