





Crabb Curtis

23 Regency House, Newbold Terrace, Leamington Spa | CV32 4HD

Offers in excess of: £220,000





23 Regency House, Newbold Terrace East

A spacious, well presented and ideally located 3rd floor apartment, situated in the prestigious Regency House on Newbold Terrace and lying within easy reach of Leamington Spa town centre, Jephson Gardens and the Leamington Train Station. This apartment offers a fantastic blend of space, prestige and convenience.

The property provides well-proportioned accommodation comprising entrance hall, generous living/dining room with large bay window overlooking Jephson Gardens, a breakfast kitchen, and a family bathroom. Outside the apartment boasts private bike store, secure gated guest parking and a single garage. NO FORWARD CHAIN

Approach

Accessed via the communal front door into the residents entrance hall, a bright and airy space offering a welcoming first impression of this wonderful property. From here there are stairs rising to the 3rd floor landing and a residents lift. In addition from the entrance hall you can access the private gated parking area to the rear and the individual bike store. Once on the 3rd floor landing the property also benefits from a useful storage cupboard and has a private front door opens into the apartment hall.

Hall

The entrance hall opens from the residents landing and gives way to the living room, kitchen, bedroom and bathroom and benefits from a large airing cupboard housing the emersion tank.

Living Room

A bright and spacious reception room, offering ample room for living and dining furniture and offering a fantastic space to unwind and take in the outstanding views over Jephson Gardens and the surrounding rooftops.

Kitchen

The generous breakfast kitchen comprises a range of light wood fronted wall and base mounted units with contrasting work surfaces over. Having a range of integrated appliances including double oven and counter top mounted electric hob with an overhead extractor and having space for washing machine, dishwasher, upright fridge freezer and providing room for a breakfast table, with a side facing window offering light and ventilation.

Bedroom

A larger than average double bedroom with picture window overlooking the wonderful Jephson Gardens, offering fantastic space for your bedroom furniture.

Bathroom

The bathroom comprises a white suite with low level W.C, vanity unit wash hand basin with useful under counter storage and a panelled bath with electric shower over and glass screen, with an obscured window to the side elevation.

Outside

The property features a secure gated residents parking area at the rear, and benefits from its own single garage as well as having access to additional guest parking spaces.

Agents Notes

The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band C.

Tenure
The vendor informs Crabb Curtis that the property is share of Share Of Freehold with a lease remaining of 947 Years. The property is subject to an annual service charge of £3000. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures & Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

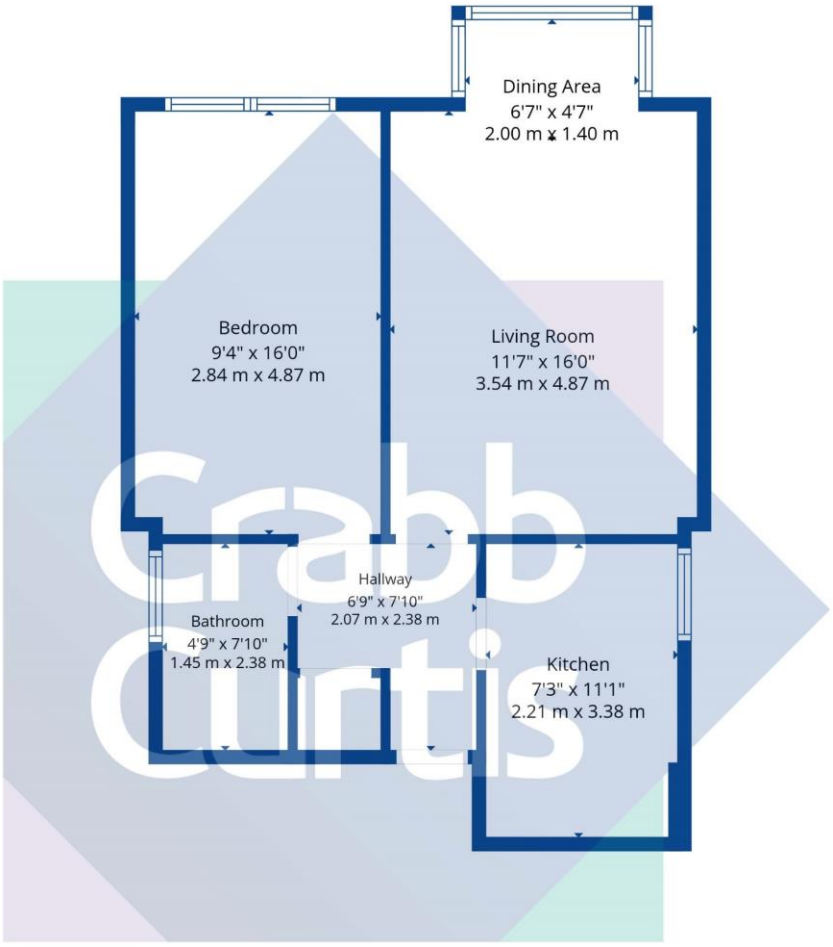
Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

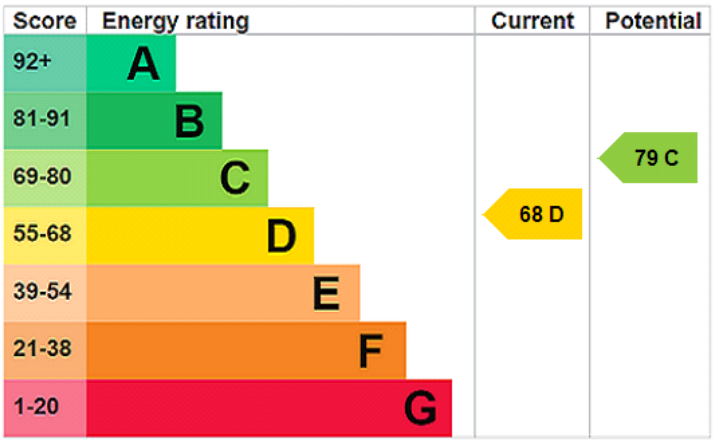






Total: 544 sq. Ft, 51 m2
Ground Floor: 544 sq. Ft, 51 m2
Excluded Areas: Walls: 52 sq. Ft, 4 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

T: 01926 88 87 77
E: leamington@crabbcurtis.co.uk
W: www.crabbcurtis.co.uk

OFFICE
9 Euston Place
Leamington Spa
Warwickshire
CV32 4LN

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.