





Crabb Curtis

33 Regent Place, Leamington Spa | CV31 1EH

Guide Price: £165,000





33 Regent Place, Leamington Spa

A spacious, well presented and ideally located, one double bedroom maisonette situated in the heart of Leamington town within easy reach of the incredible amenities and the train station. Offering generous internal accommodation with large double bedroom, three piece bathroom with shower, well proportioned living room and fitted kitchen breakfast room. NO FORWARD CHAIN

Approach

Accessed from the communal courtyard area via a paved footpath leading to the timber front door which opens into the entrance lobby.

Lobby

Accessed from the resident's courtyard area and having stairs rising to the private first floor hall, as well as benefitting from a useful mezzanine storage platform.

Hall

Accessed via staircase from the entrance lobby and giving way to the living room, kitchen breakfast room, double bedroom and bathroom. With useful storage cupboard and further airing cupboard housing the Worcester Bosh combi boiler (installed in 2022)

Living Room

The generous living room benefits from two double glazed sash style windows overlooking the stunning All Saints Church in the heart of Leamington and has potential for a feature fireplace, with wood laminate flooring and offering ample room for your living room furniture.

Kitchen Breakfast Room

A modern fitted kitchen comprising a range of light wood fronted wall and base mounted units with contrasting work surfaces over and having an inset sink and drainer, space for a large upright fridge/freezer, washing machine and a freestanding cooker all appliances available under separate negotiation. In addition, there is a double glazed sash window overlooking the church and the kitchen offer space for a dining table and chairs.

Bedroom

The large double bedroom is situated on the quieter side of the building with a large window overlooking the residents' courtyard area and offers fantastic space for a king size bed and storage furniture.

Bathroom

Comprising a white suite with low level W.C, pedestal wash hand basin and panelled bath with electric shower over, having ceramic tiling to all splash backs and floor, and an obscured window.

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 A.

Tenure

The vendor informs Crabb Curtis that the property is Leasehold and currently benefits from an 87 year lease, however the current owners have agreed to extend the lease by 90 more years at the point of completion taking it to 177 years total. 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 and 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.

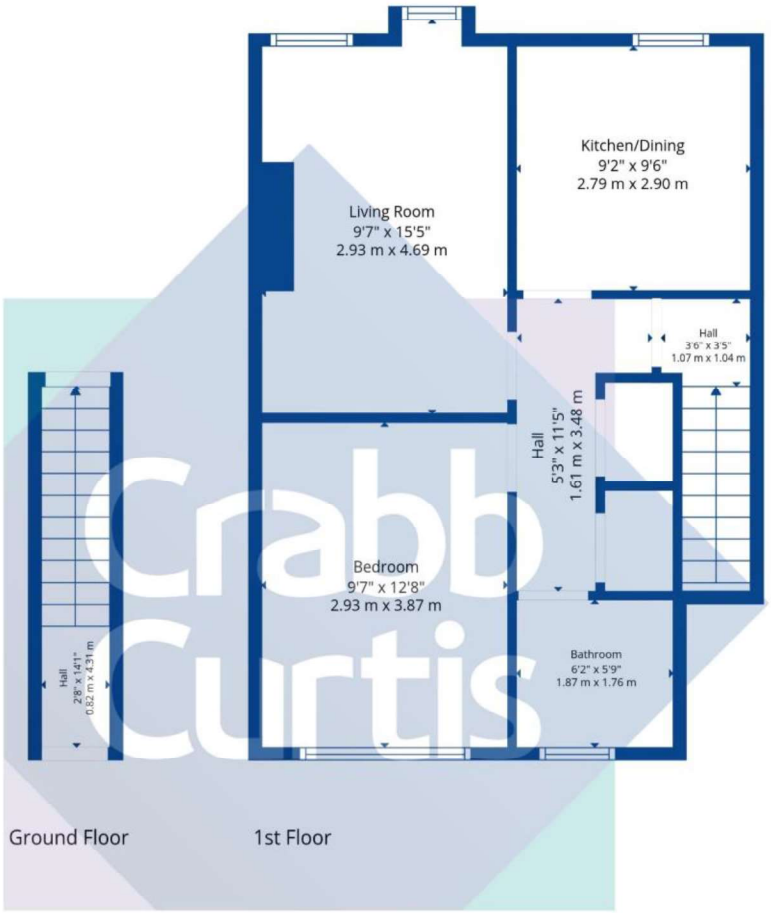
Referral fees

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.

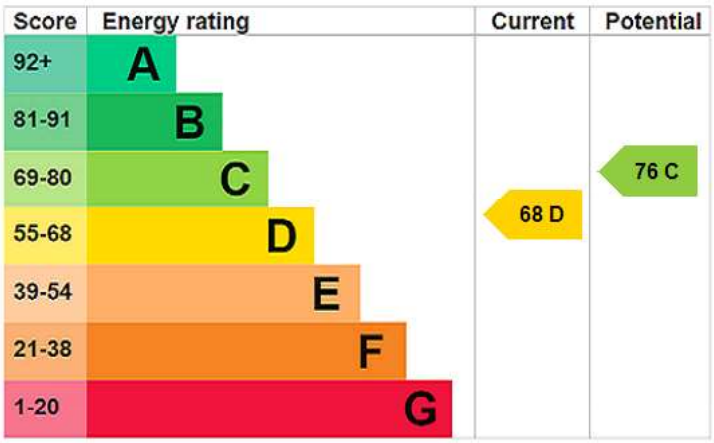






Total: 545 sq. Ft, 51 m2
Ground Floor: 38 sq. Ft, 4 M2, 1st Floor: 507 sq. Ft, 47 m2
Excluded Areas: Walls: 66 sq. Ft, 6 m2

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

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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.