



Flat 5, Edward House 100 Regent Street, Leamington Spa, CV32

£190,000

charlesrose.



This well presented second floor apartment is located in the heart of Leamington Spa having underground parking allocated within the secure gated complex. The apartment offers modern and spacious living with open plan spaces, long lease and convenient position to take advantage of all the towns amenities.

#### LOCATION

Edward House is located and accessed off Regent Street within the heart of the town centre of Leamington Spa. Forming part of the Livery Street development it gives such easy access to all the local boutique shops and amenities. The train station is only a short stroll away as too are the major road networks including the A46 and the M40.

#### GROUND FLOOR

The secure entry door is located on Regent Street. Once you enter into the communal areas, the clean and contemporary decor is evident with post boxes relating to all 10 apartments within Edward House. Stairs rise to the first floor where you will find the access to the communal paved gardens and in turn access to the underground parking. Further stairs lead you up to the second floor where Flat 5 is located.

#### SECOND FLOOR

The neutral and modern decor is immediately witnessed within the spacious entrance hallway of which offers plenty of storage. The open plan living, dining kitchen is light and airy and larger than normal with the extra

width to the kitchen area. Large double doors with the Juliet balcony offer lots of natural light and views over the towns roof tops. The kitchen is complete with an array of modern cabinetry, integrated appliances and more importantly space. The double bedroom with dual aspect once again offers space and fitted wardrobes. Finally the bathroom, white, modern and contemporary.

#### OUTSIDE

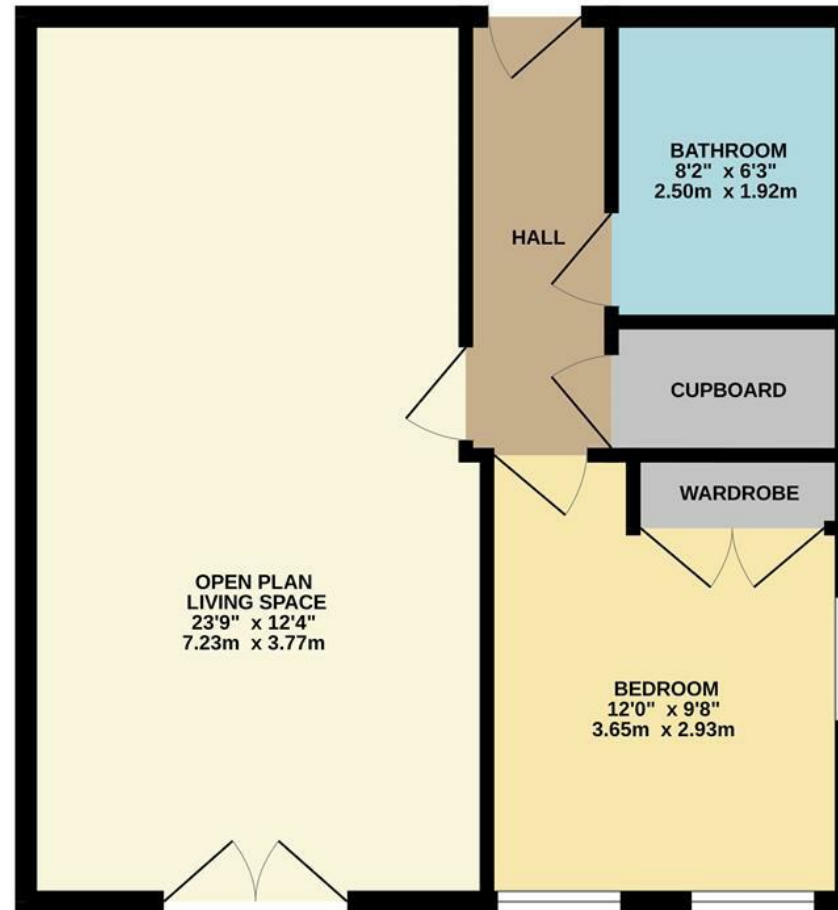
There are communal areas accessed from the first floor off which all residents can use and enjoy. There is a connecting door to the neighbouring Livery Street building where the parking underground is found.

#### TENURE

The property comes with a lease of 125 years of which started in 2004. 104 years remain. Ground Rent is payable annually to the amount of £250 and service charges equating to approximately £1500 per annum.



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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EU Directive 2002/91/EC		



