



## 7 Regent Mews Leamington Spa

£1,200

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**Regent Mews** Is a small development of attractive Regency style town houses, originally constructed approximately five years ago, being ideally sited a short walk from the town centre and all amenities including shops, schools and recreational facilities and also the local railway station. Since its construction, the development has proved very popular.

**The Property** Is a well maintained Regency style town house providing flexible centrally heated four bedroomed accommodation which includes two bathrooms and comprehensively fitted kitchen. The property also includes a pleasant easily managed rear garden and access to secure gated car park with parking for two vehicles close to the property a

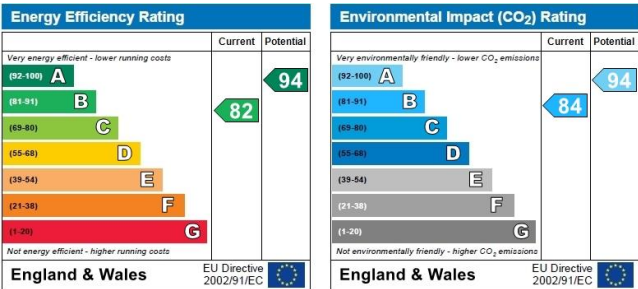
**Entrance Hall** With composite Rockdoor entrance door, karndean flooring, radiator, staircase off, utility cupboard containing plumbing for automatic washing machine, oak panelled doors leading off.

**Cloakroom/WC** With low flush WC, wash hand basin with mixer tap, tiled splash back, extractor fan, radiator, matching Karndean flooring.

**Comprehensively Fitted Kitchen** 3.73m x 1.78m(12'3" x 5'10") With a range of cream faced base cupboard and drawer units with complementary rolled edged work surfaces and returns, matching range of high level cupboards with concealed pelmet lighting under, inset single drainer stainless steel sink unit with mixer tap, built in dishwasher, fridge/freezer, oven, four ring ceramic hob unit with glazed splash back and extractor hood over, boiler cupboard containing gas combination boiler and programmer, down lighters, radiator and karndean flooring.

**Lounge/Dining Room** 5.05m x 3.66m(16'7" x 12') With karndean flooring, radiator, TV point, under stair cupboard, down lighters and French casement door to rear garden.

**Stairs and First Floor Landing** With radiator and balustrade.



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