



7 Regent Mews Leamington Spa

£1,200

An attractive and stylish three storey townhouse providing well appointed four bed roomed accommodation featuring comprehensively fitted kitchen and allocated parking for two cars in what has proved to be a popular and convenient south Leamington Spa location. The property comprises in further detail: Entrance hallway, WC, utility cupboard housing washing machine, kitchen with integrated fridge freezer, dishwasher, electric oven and hob, extractor hood, hard wood flooring through ground floor, spacious and light lounge

An attractive and stylish three storey townhouse providing well appointed four bedroomed accommodation featuring comprehensively fitted kitchen and allocated parking for two cars in what has proved to be a popular and convenient south Leamington Spa location. The property comprises in further detail: Entrance hallway, WC, utility cupboard housing washing machine, kitchen with integrated fridge freezer, dishwasher, electric oven and hob, extractor hood, hard wood flooring through ground floor, spacious and light lounge with doors leading low maintenance, fully enclosed garden with laid with patio and astro turf, rear access to gated car park area. First floor accommodation with two double bedrooms, family bathroom, second floor accommodation with two further bedrooms and ensuite shower room. The property is available from 1st December on an Unfurnished basis. EPC Rating B.

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

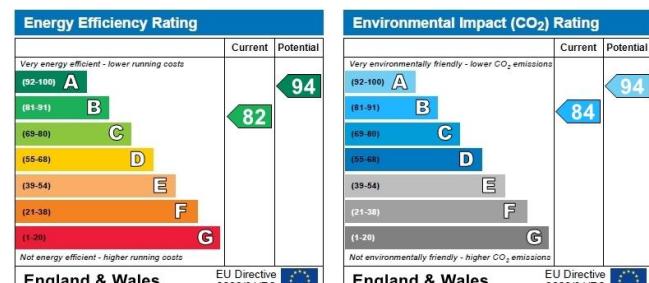
Entrance Hall With composite Rockdoor entrance door, karndean flooring, radiator, staircase off, utility cupboard containing plumbing for automatic washing machine, oak panelled doors leading off.

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.



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.