



Flat 26 Carlton House

Leamington Spa **CV32 5HQ**

Price Guide £125,000

Flat 26 Carlton House

Regent Street

This purpose built third floor retirement apartment is situated within a highly convenient central Leamington location just a short walk from all town centre amenities. Being offered for sale with the benefit of no onward chain, the apartment offers two bedroomed accommodation within a sheltered retirement setting having lifts to the upper floors, communal roof garden and communal basement parking. The apartment now offers scope for cosmetic improvement and re-decoration to a purchaser's personal taste and style.

LOCATION

Carlton House is positioned to the corner of Dale Street and Regent Street, just a short walk from all town centre amenities including shops and independent retailers, bars, restaurants and Leamington's lovely public parks. Leamington Spa railway station is also easily accessible as are various road routes out of the town including links to nearby Kenilworth and Warwick.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE AREA

Which is open plan to the communal residents' lounge and also houses the manager's office. The entrance is protected by a telephone entry system and both lifts and stairs ascend from here to:-

THIRD FLOOR LEVEL

Where a private entrance door gives access to the apartment itself and:-

ENCLOSED PORCH ENTRANCE

With inner door to:-

RECEPTION HALLWAY

Having electric night storage heater, door to built-in airing cupboard housing the hot water cylinder, access to utility cupboard providing storage and space for washer/dryer and further doors radiating to:-

LOUNGE/DINING ROOM

5.02 x 3.39 (16'6" x 11'1")

With electric night storage heater, window looking out to the rear of the building and electric fire with period style fireplace.

KITCHEN

3.01 x 2.40 (9'11" x 7'10")

Being fitted with a range of white panelled style units and comprising inset 2½ bowl stainless steel sink unit with mixer tap, roll edged worktops with base cupboards and drawers below together with inset electric induction hob having concealed filter hood over, fitted electric oven having cupboards above and below, coordinating wall cabinets to one side, plinth heater and double glazed window.

BEDROOM ONE

3.78 x 2.89 (12'5" x 9'6")

- plus dressing recess.

Having electric night storage heater, double glazed window and access to a dressing area where there is a large built-in wardrobe unit.

BEDROOM TWO

3.05 x 1.84 (10'0" x 6'0")

Having electric panelled style radiator and double glazed window.

BATHROOM

With fittings comprising low level WC, pedestal wash hand basin, panelled bath with fitted Triton electric shower unit over, partly ceramic tiled walls and electric towel warmer.

OUTSIDE

COMMUNAL ROOF GARDEN

There is a lovely communal roof garden area on the top of the building and from which there are fabulous views over Leamington Spa. The garden comprises a comfortable outdoor sitting area and can be accessed either via lift or stairs.

COMMUNAL PARKING

There is residents' communal parking available within the basement car park, immediately beneath the building, and which is accessed from Regent Street.

Features

Retirement Apartment

Convenient Central Location

Lounge/Dining Room

Kitchen

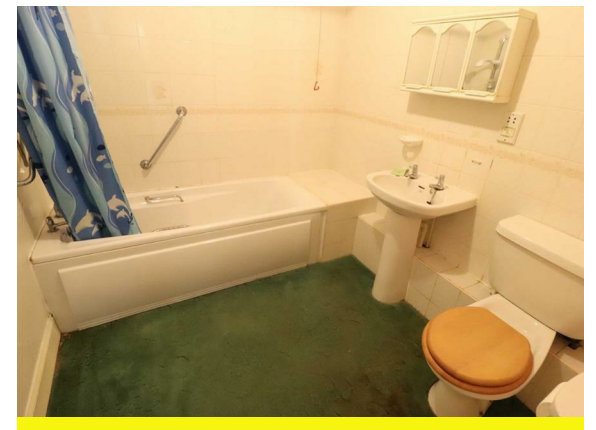
Two Bedrooms

Bathroom

Communal Roof Garden

Communal Parking





Floorplan

Third Floor



Total area: approx. 65.0 sq. metres (700.0 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

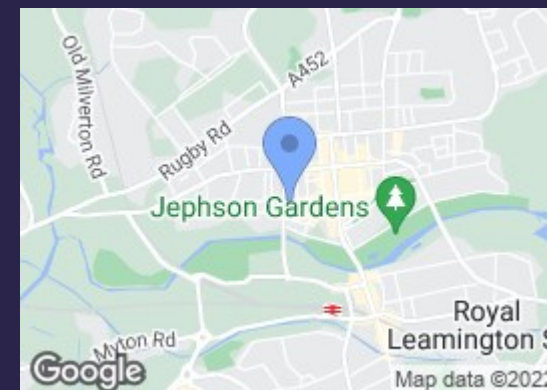
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Contact us

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Visit us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	