



Regency House, Newbold Terrace, CV32
Offers Over £300,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to bring to market this spacious three bedroom apartment, set on the fourth floor of the highly regarded Regency House on Newbold Terrace, directly opposite the beautiful Jephson Gardens and moments from the Parade.

The beautiful apartment offers versatile, lateral living with accommodation extending to approximately 870 sq ft.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Available (Checked on Ofcom Aug 25)

Mobile Coverage: Variable Coverage (Checked on Ofcom Aug 25)

Heating: Electric and Skirting Heating

Listed: No | Tenure: Leasehold (947 years)

Service Charge: £2,900 PA

Ground Rent: N/A





The Finer Details

Regency House is a spacious and well-presented three bedroom apartment situated on the fourth floor of this highly regarded development on Newbold Terrace, directly opposite the stunning Jephson Gardens, and only a short walk from the Parade with its array of shops, restaurants and cultural amenities.

Offering versatile, lateral living and with stunning views across the park, this wonderful apartment boasts accommodation extending to approximately 870 sq ft.

Upon entering the building, residents benefit from a communal entrance hall with lift access, as well as a private walk in storage cupboard adjacent to the lift and a further storage cupboard on the fourth floor landing. The apartment itself opens into a welcoming hallway which leads to a generously proportioned living room.

This elegant reception space enjoys a bay window with elevated views across Jephson Gardens, filling the room with natural light and creating a wonderful setting for both everyday living and entertaining.

The refitted kitchen is positioned to the front of the property and offers a modern range of units, integrated appliances including oven, hob and dishwasher, and far-reaching views over the town.

To the rear of the apartment are three well-arranged bedrooms. The principal and second bedrooms are both fitted with extensive built-in furniture and provide excellent storage solutions. The third bedroom, currently used as a dining room, offers flexibility for those wishing to create a home office or guest bedroom.

The bathroom has been thoughtfully refitted with a contemporary suite comprising a bath with a accessibility door and a shower.

Externally, the apartment further benefits from a garage en bloc, an allocated parking space, and well-maintained communal grounds.





















About the Area

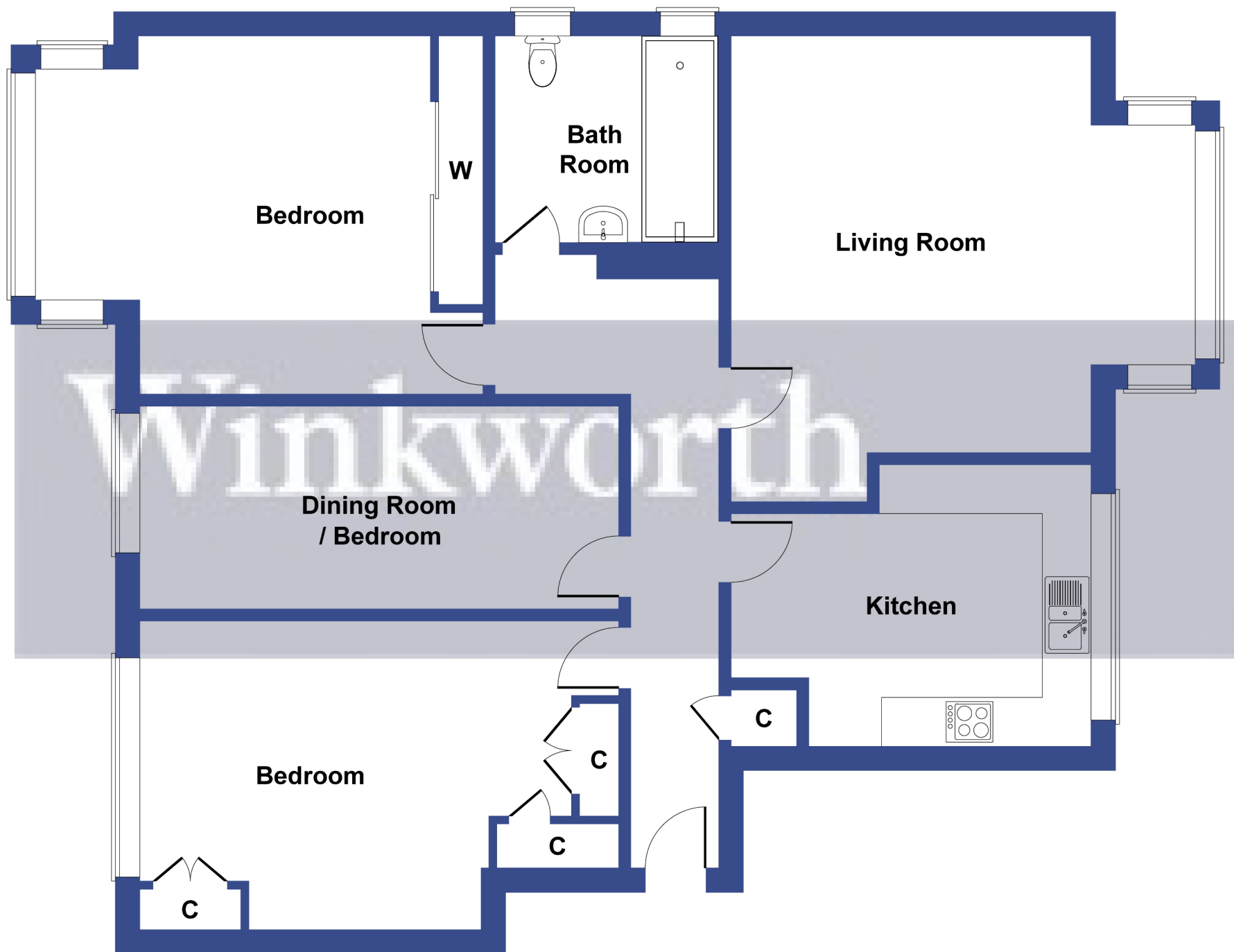
Situated on Newbold Terrace, directly opposite the renowned Jephson Gardens, this superb apartment at Regency House is ideally located in the heart of Leamington Spa, just a short walk from the town's vibrant Parade with its array of restaurants, cafés, boutiques and cultural amenities (300m).

Leamington Spa's famous parks and green spaces are all within easy reach, with Jephson Gardens (50m), Mill Gardens (300m miles) and the Pump Room Gardens (400m) providing beautiful settings for walking, leisure and recreation. Newbold Comyn with its country park (700m) is also close at hand.

For commuters, Leamington Spa Train Station (0.7 miles) is within walking distance, offering regular services to London Marylebone (from 1 hour 15 minutes) and Birmingham (from 33 minutes). The nearby M40 motorway provides convenient links to the wider Midlands and beyond.











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