



Regency House, Newbold Terrace, CV32
£315,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to present this spacious and beautifully maintained three-bedroom apartment, set on the second floor of the highly regarded Regency House on Newbold Terrace. Perfectly positioned directly opposite the stunning Jephson Gardens and just moments from The Parade, this elegant home combines style, comfort and convenience in one of Leamington Spa's most desirable addresses.

Offering versatile, lateral living space extending to approximately 894 sq ft, the apartment enjoys wonderful natural light and an attractive outlook over the surrounding area.

Material Information:

Council Tax: Band D | Local Authority: Warwick District Council
Broadband: Ultrafast Available (Checked on Ofcom Oct 25)
Mobile Coverage: Variable Coverage (Checked on Ofcom Oct 25)
Heating: Electric and Skirting Heating
Listed: No | Tenure: Leasehold (947 years)
Ground Rent: N/A | Service Charge: £2,900 PA



The Finer Details

Upon entering the Regency House, residents benefit from a smart communal entrance hall with lift access, as well as a private walk-in storage cupboard located adjacent to the lift, mail box and two further storage cupboards on the landing.

The apartment itself opens into a welcoming hallway, leading through to a bright and generously proportioned living room, with beautiful views across Jephson Gardens. This elegant reception area is perfect for both everyday relaxation and entertaining.

The fitted kitchen is accessed off the central hallway and provides a range of contemporary units, integrated appliances, and space for a small dining table, making it ideal for casual dining.

To the rear, the principal and second bedrooms are both well-proportioned and feature fitted wardrobes, offering excellent storage. The third bedroom, currently used as an additional sitting room but equally suitable as a dining room or home office has an abundance of natural light from large windows.

A spacious bathroom with fitted units is located off the hallway, and while functional could benefit from modernisation in due course.

Externally, the property benefits from a garage en bloc, an allocated parking space, and access to the well-tended communal gardens enjoyed by all residents.

This delightful second-floor apartment offers flexible accommodation in an unbeatable location, directly opposite Jephson Gardens and within easy reach of Leamington's vibrant town centre.





















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) 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.

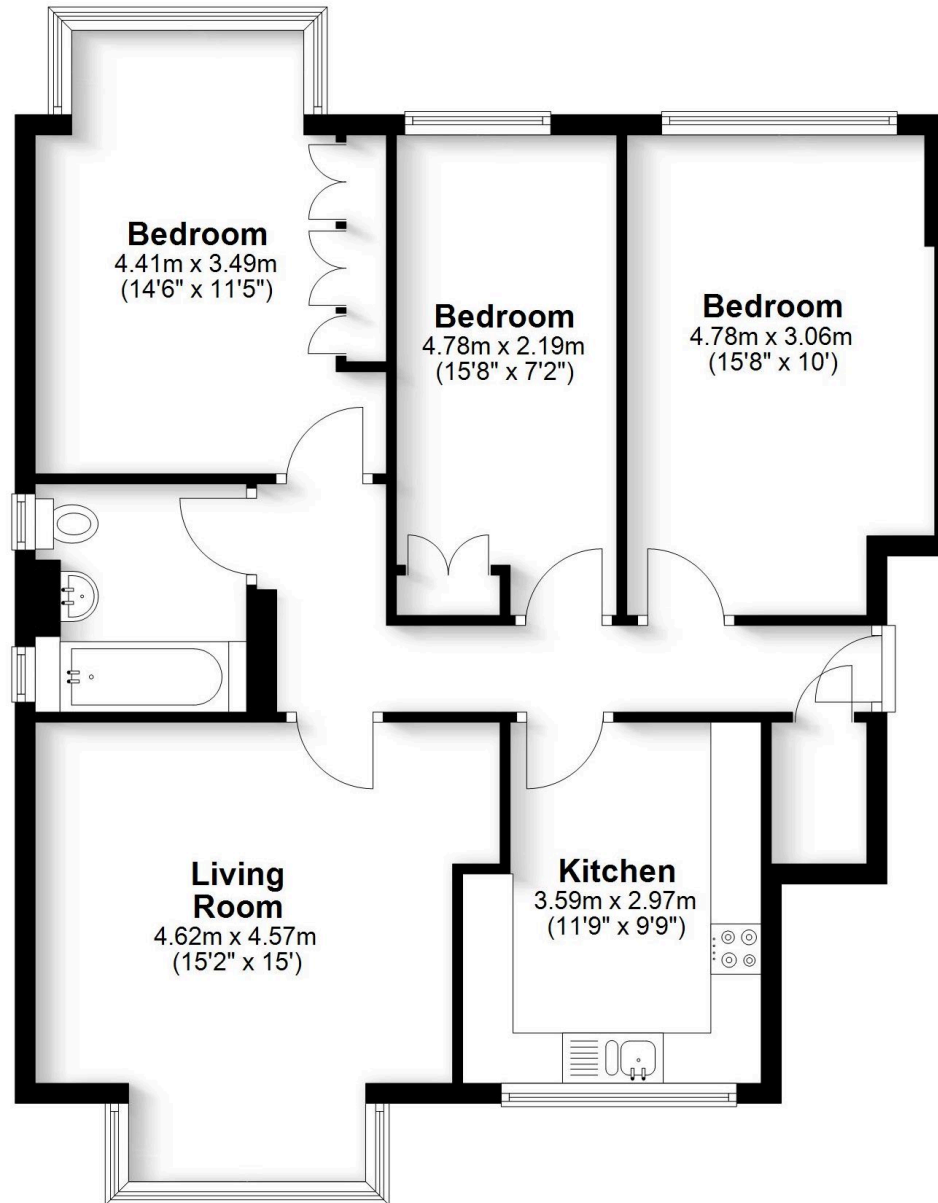
For commuters, Leamington Spa Train Station (0.7 miles) is within walking distance, offering regular services to London Marylebone (from 1 hour 15 minutes) and Birmingham (from 33 minutes). The nearby M40 motorway provides convenient links to the wider Midlands and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Second Floor

Approx. 83.0 sq. metres (893.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact





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