



Regent Place, Leamington Spa, CV31
£169,950

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to present this spacious one-bedroom, first-floor maisonette, superbly positioned in the heart of Royal Leamington Spa.

Extending to approximately 540 sq ft, this bright home benefits from a private entrance, residents' parking, and a low annual maintenance charge. Just a short walk from the train station and the beautiful Jephson Gardens, it offers an ideal first home or investment opportunity.

Material Information:

Council Tax: Band B | Local Authority: Warwick District Council
Broadband: Ultrafast Broadband Available (Checked on Ofcom Aug 25)

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

Heating: Gas Central Heating | Listed: No

Tenure: Leasehold (88 years) | Service Charge: £337PA

Ground Rent: N/A







The Finer Details

Occupying a prime position in the heart of Royal Leamington Spa, 23 Regent Place is a spacious and well-presented first-floor maisonette, offering both convenience and practicality in equal measure. With its own private entrance, residents' parking, and a low annual maintenance charge, the property represents an ideal opportunity for first-time buyers and investors alike.

A private front door opens to a staircase rising to the first-floor accommodation. From here, a welcoming hallway with useful storage cupboards provides access to the principal living spaces.

At the heart of the home, a generously proportioned living room creates a versatile setting for both relaxation and entertaining, while the adjoining kitchen comes complete with fitted units and appliances including fridge, oven, and washing machine.

The property further benefits from a large double bedroom, offering ample space for furnishings, and a well-appointed shower room.

With 88 years remaining on the lease and its enviable location just moments from the train station and the picturesque Jephson Gardens, this property combines town centre living with a sense of space and privacy rarely found at this level. Viewing is highly recommended to appreciate all that is on offer.













About the Area

Situated in the heart of historic Leamington Spa, Regent Place offers an enviable central location just a short stroll from the town's vibrant Parade (400m), where a variety of cafés, restaurants, boutique shops, and everyday amenities can be found. This prime position allows residents to enjoy all the conveniences of town living while retaining a sense of charm and character.

Beautifully landscaped green spaces are also within easy reach. Jephson Gardens (330m) and Pump Room Gardens (350m) lie less than half a mile away, while the expansive Newbold Comyn (0.8 miles) provides further opportunities for walking, cycling, and outdoor leisure.

Transport connections are excellent. Leamington Spa Railway Station is just 450m away, offering direct services to London Marylebone (approximately 1 hour 20 minutes) and Birmingham (around 33 minutes). For drivers, the nearby M40 provides quick access to the wider motorway network, and Birmingham International Airport is approximately 35 minutes by car, offering both domestic and international travel options.

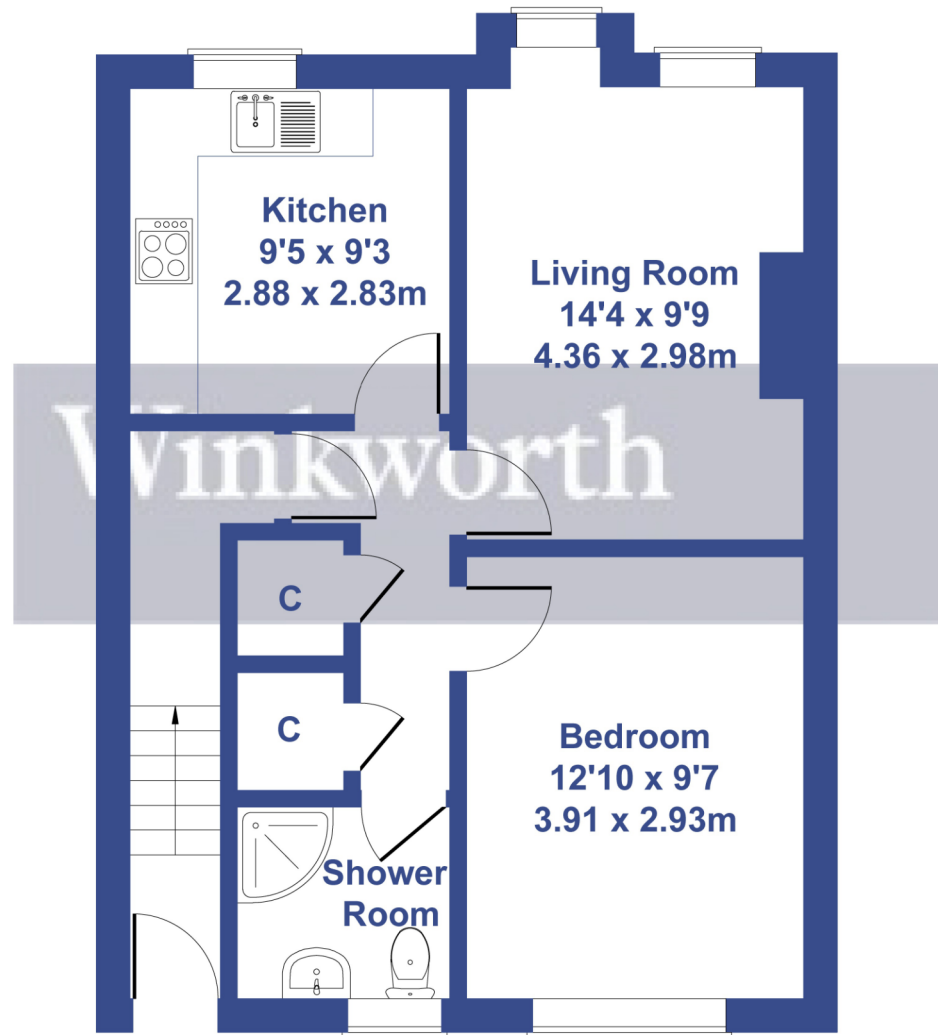
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Gross Internal Area

517 sq ft - 48 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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