



Prince Regent Court, Leamington Spa
£1,200 PCM

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is pleased to present to the market this recently refurbished two bedroom, ground floor apartment situated in a well maintained apartment complex, close to the centre of Leamington Spa (0.7 miles).

Available with immediate effect, this superb apartment offers modern, lateral living with accommodation extending to approximately 530 sq ft.

Property Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Checked on Ofcom May 25)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom May 25)

Heating: Electric Heating

Listed: No

Tenure: Leasehold



The Finer Details

Winkworth are pleased to offer this recently re-furnished ground floor apartment in the popular Prince Regent Court development. Beautifully presented throughout, the property offers well-proportioned two-bedroom accommodation featuring a stylish refitted kitchen and modern shower room. The interior has been thoughtfully updated to a high standard, including new laminate flooring and contemporary finishes, creating a bright and low-maintenance living space.

Prince Regent Court is a well-regarded, purpose-built development of self-contained apartments, originally constructed in the 1990s. Ideally located within easy walking distance of Leamington Spa's vibrant town centre (0.7 miles), it offers excellent access to a wide array of shops, schools, leisure facilities, and the nearby railway station (0.5 miles). Thanks to its convenient setting and well-designed accommodation, this property will be popular with both young professionals and re-locators alike.









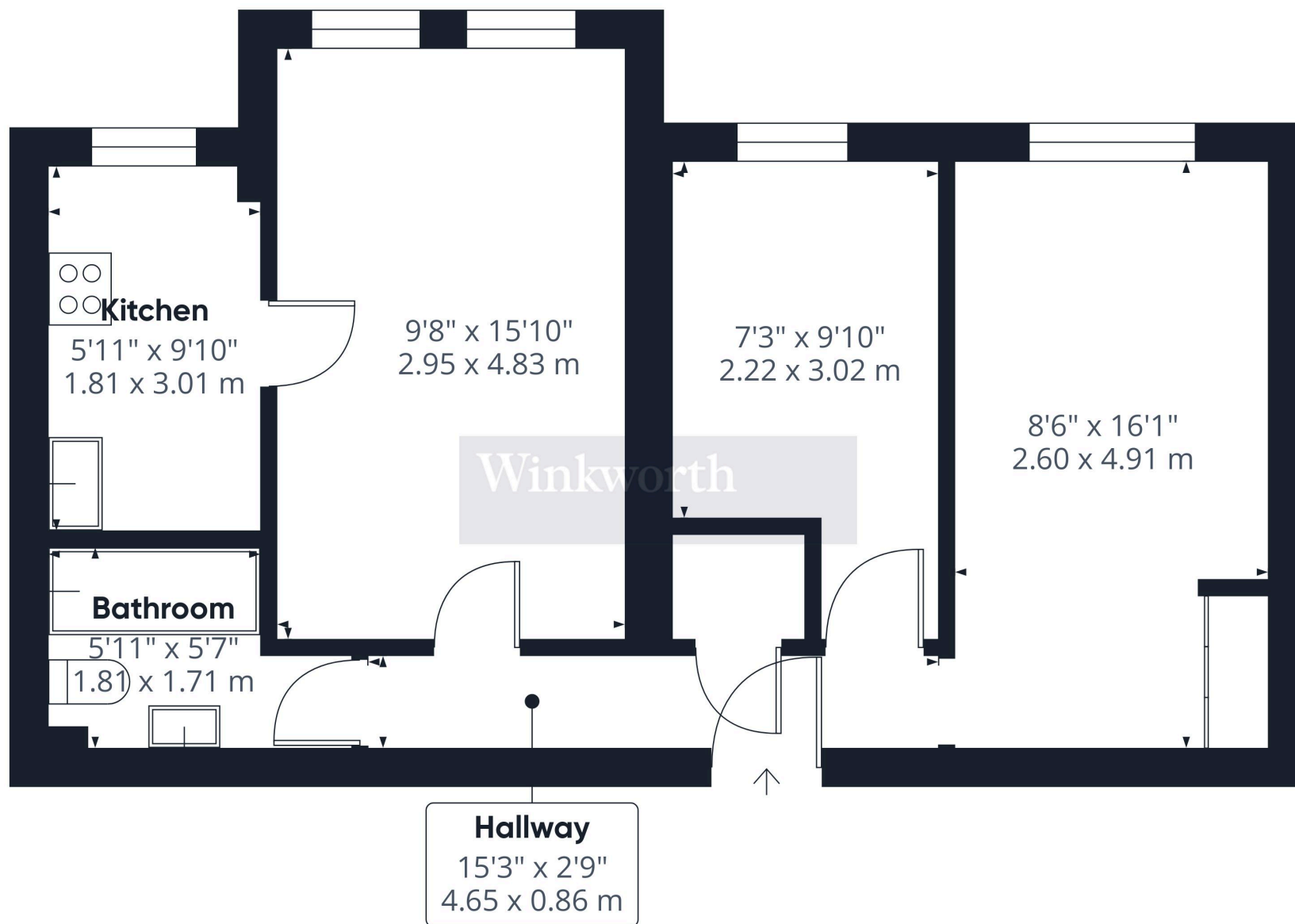
About the Area

Prince Regent Court is situated off Charlotte Street, in the vibrant and well-connected south side of Leamington Spa, offering excellent access to the town centre (0.7 miles) and the extensive range of shops, cafés, restaurants and cultural attractions the area is known for.

There are several well-regarded state and independent schools within easy reach, including St. Anthony's Catholic Primary School (0.3 miles), Champion School (0.6 miles) and Kingsley School (1.3 miles). Arnold Lodge School (1.1 miles) and North Leamington School (2.4 miles) are also conveniently accessible.

Leamington Spa Train Station is just 0.5 miles away, providing regular direct services to London Marylebone (1 hour 19 minutes), Birmingham Moor Street (33 minutes), and other key destinations. Road links are equally strong, with quick access to the M40 via Junctions 13 and 14, making it ideal for commuters travelling to London, Birmingham and the wider Midlands region.





Approximate total area⁽¹⁾

530 ft²
49.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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