



VICTORIA HOUSE

23 VICTORIA HOUSE, REGENTS COURT, LEAMINGTON SPA, CV32 4NP



Property Built **2004**
Internal Size **442 sq/ft**
Bedrooms **1**
Bathrooms **1**
Reception Rooms **1**
Private Parking **1**
EPC Rating **B**
Council Tax **B**
Maintenance Charge
£1200/yr
Ground Rent **£280/yr**
Lease **108 years**
Rental Potential **£900/mnt**

A PERFECT INVESTMENT OPPORTUNITY - HIGH RENTAL

CENTRAL LOCATION - 1 BEDROOM, THIRD FLOOR APARTMENT, SECURE UNDERGROUND PARKING, OFFERED FOR SALE WITH NO ONWARD CHAIN

Located on the third floor of Victoria House on Regents Court is this beautifully renovated 1 bedroom apartment. The property benefits from a private entrance around the side of Creams eatery, a lift for easy access to all floors and secure underground parking with allocated parking for one car.

The property is arranged over a single floor

comprising of an open plan kitchen/living room with space for a dining table, there is a generous sized bedroom and a beautiful bathroom with a shower over the bath.

Regents Court is positioned right in the heart of Leamington Spa, popular for its independent eateries and high-end retail stores. This sought-after location is perfect for accessing all of Leamington's amenities including restaurants, bars, cafes, shops, Leamington Spa Train Station and the many beautiful parks.

Ideal for buy-to-let investors, with high rental returns.

The property is being offered for sale with NO ONWARD CHAIN.



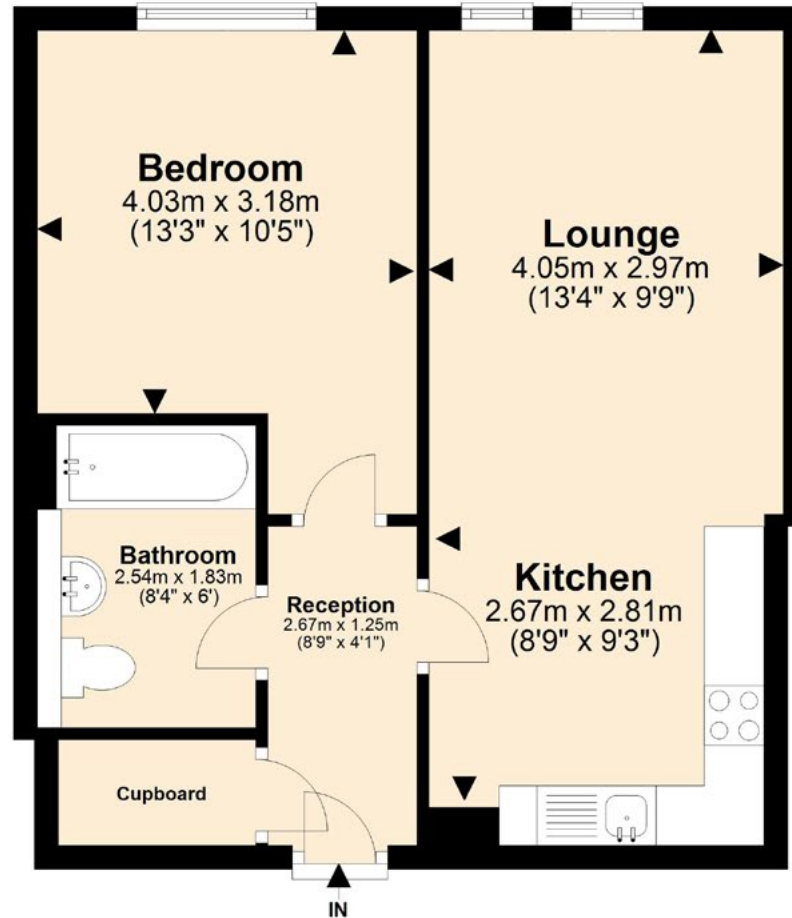






Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 42.0 sq. metres (452.0 sq. feet)

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

Thank you for viewing
Victoria House

**SIMON
COWIE**

Estate Agent

In partnership with

newman
property experts

**IF YOU HAVE ANY
QUESTIONS PLEASE
CONTACT ME ON:**

☎ 01926 436109

📞 07845 663334

✉ simon.cowie@newman.uk.com

📱 [simon.cowie.uk](https://www.instagram.com/simon.cowie.uk)



Selling your home?

Please get in touch for a **FREE** no obligation consultation to find out how our extensive marketing and extremely high standards for quality and service get our clients sold quickly and for the best possible price.