

Cloister Way, Leamington Spa, CV32 6QE

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***** IDEAL FOR FIRST TIME BUYERS LOOKING TO GET ON THE PROPERTY LADDER *****

This modern shared ownership ground floor apartment is available at 25% for £76,250 (100% is £305,000).

Regents Green is an exclusive enclosed and private cul de sac estate in the highly desirable North Leamington Spa location. Constructed by Spitfire builders in 2018 this property is available with no onward chain.

In brief the property comprises of, entrance hall, large double cupboard housing combi-boiler, open plan kitchen / dining / living area with doors leading out to the enclosed and pleasant West facing rear garden, two bedrooms and white modern family bathroom suite.

Further benefits include two parking spaces and a electric car charging point, gas central heating & double glazing throughout and a private West facing enclosed rear garden. It is also close to an array of restaurants, contemporary bars and coffee shops alongside excellent shopping facilities and within easy access of all major transport links and schools.

New to the market with vacant possession and a 125 year lease, it just needs carpets and flooring laying to make it the perfect home!

IDEAL FOR FIRST TIME BUYERS SO CALL NOW TO VIEW!

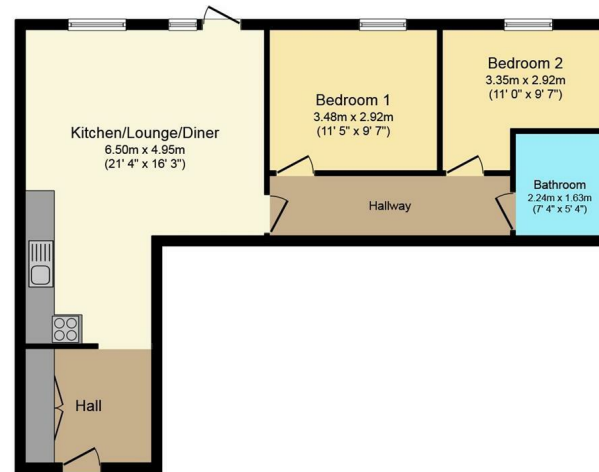


Call me
to book a
viewing



Nathaniel Cleaver
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- Completed 2020
- 25% Shared Ownership For £80,000
- Two Bedroom Ground Floor Apartment
- Spitfire Homes Build
- Open Plan Living / Dining / Kitchen
- Sought After Location
- Large Private South East Facing Rear Garden
- Parking For Two & Charging Point
- 125 Year Lease
- EPC Rating - B



Floor Plan

Floor area 63.0 sq. m. (678 sq. ft.) approx

Total floor area 63.0 sq. m. (678 sq. ft.) approx

Approximate position and size of doors, windows

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(1-35) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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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

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