

# REGENCY COURT

Where you  
have the best  
of both worlds.

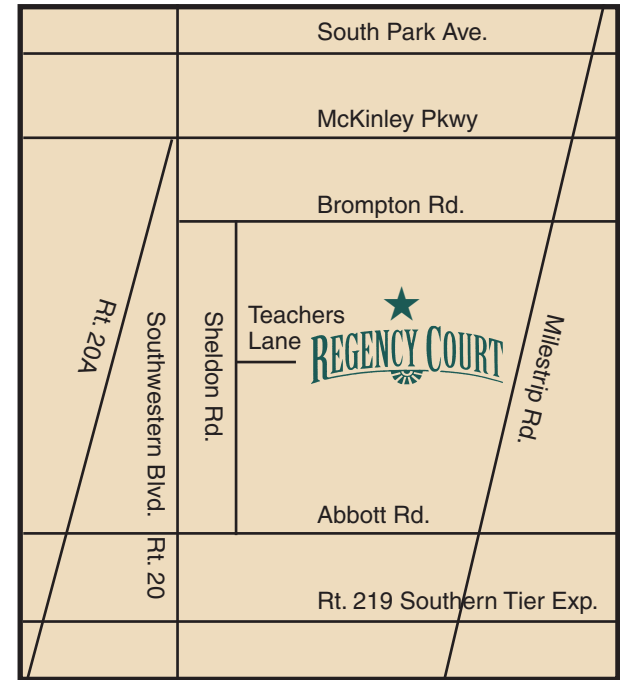


At beautiful Regency Court you will enjoy the tranquility of country living yet be only minutes from the city.

Regency Court offers spacious newly remodeled apartments overlooking picturesque grounds, in a quiet country-like setting. All only 20 minutes from downtown Buffalo.

Enjoy your free time playing tennis, swimming, or enjoying our fully equipped exercise center. Spend a quiet evening at home enjoying a movie from our free video library while we take care of all the rest. Our experienced, courteous staff will provide 24 hour maintenance service.

Whatever you're looking for, Regency Court offers a perfect home for singles, families or seniors, where you truly will have the best of both worlds.



From the north: Take I-90 (NYS Thruway) Exit 55. Take Rt. 219 south to Milestrip Road west, to Abbott Road. Turn left on Abbott Road. Before the next traffic light turn right onto Sheldon Road. Turn right onto Teachers Lane.  
From the south: Take I-90 Exit 56. Travel east on Milestrip Road, then turn right on Abbott Road and proceed as above.

# REGENCY COURT

*The best of both worlds.*

3835 Teachers Lane  
Orchard Park, New York 14127

(716) 648-7512

Fax (716) 646-5857

[regencycourtpartments.com](http://regencycourtpartments.com)

Enjoy the tranquillity of  
country living  
only minutes from the city, at  
beautiful Regency Court.

*Inside you'll find:*

- Spacious one and two bedroom apartments.
- Efficient gas heat.
- Central air conditioning.
- Balcony apartments are available - with beautiful wrought iron trim and sliding glass doors.
- Exquisite vaulted ceilings are in all 3rd floor apartments.
- Fully applianced kitchens with lots of cabinet space.
- Plush wall-to-wall carpeting and decorator-coordinated wallpaper.
- Vertical and mini-blinds are provided.
- Convenient laundry facilities in each building.
- Abundant closet space and individual storage areas.



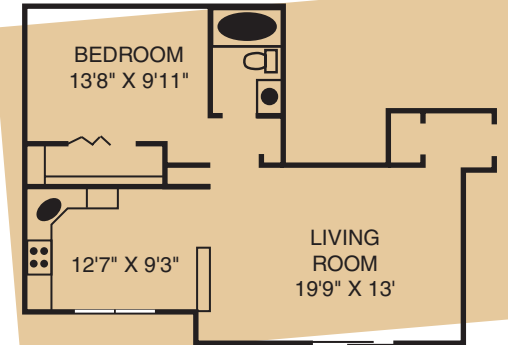
*Outside, you're close to everything:*

- A peaceful country setting with immaculate grounds and lovely landscaping.
- Tennis courts, fully equipped fitness center, and outdoor pool and patio.
- Ample parking space for each building.
- Easy access to I-90 (NYS Thruway) and Rt. 219, and just minutes from downtown Buffalo.
- Orchard Park School District, one of the best in the area.
- Excellent shopping, great restaurants, entertainment and sporting events in nearby Hamburg and Orchard Park.
- Close to several popular ski areas.

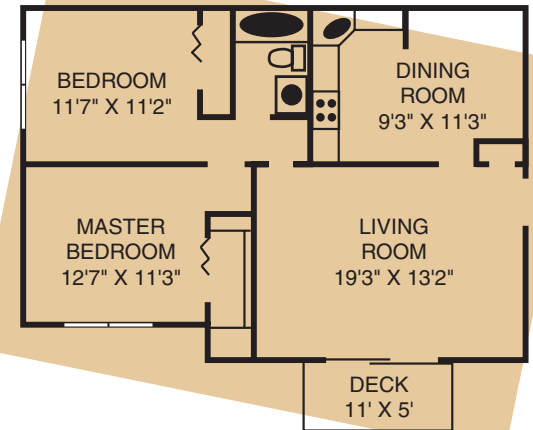


*Providing you with the best possible service is more than just a job for us, it's a commitment—to give you the best that we can give. We look forward to welcoming you to enjoy truly quality living in this very special community.*

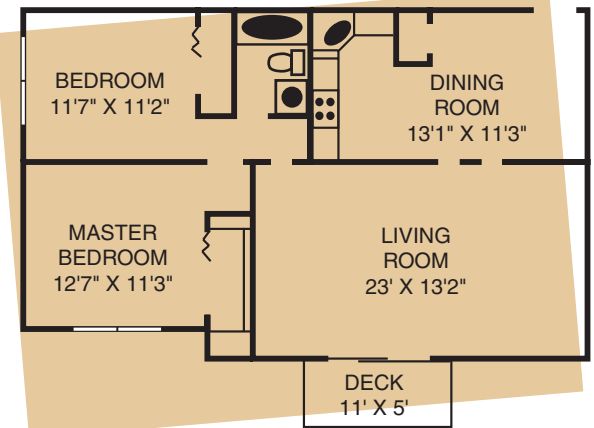
Choose from three spacious floor plans:



One Bedroom Apartment - Lower



Two Bedroom Apartment - 3 Levels



Deluxe Two Bedroom Apartment - 2 Levels

