



Connells

Church Road
Long Itchington Southam



Property Description

A well-presented first floor flat is located within the sought after village of Long Itchington. The property comprises lounge with adjoining open plan kitchen, re-fitted bathroom and two double bedrooms. To the front can be found a courtyard garden with an open outlook.

Long Itchington is a highly regarded village located some 2 miles north of Southam on the A423. Church Road itself is located at the heart of the village in Long Itchington's. The village pond and green is located as you approach Church Road and in addition to the Co-operative Store, the village facilities also include a Junior/Infants School, Nursery and playing fields and there a number of well-regarded public houses within the village including the "Duck on the Pond" and the recently refurbished "Buck and Bell".

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own

due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

A wrought iron gate opens onto a paved forecourt from which steps ascend to first floor level where the entrance door gives access to the flat itself.

Entrance Hallway

With central heating radiator, storage with louvre doors fronting, oak laminate flooring and door to:-

Kitchen

12' 1" x 7' (3.68m x 2.13m)

The kitchen area being fitted with a range of contemporary units in a black gloss finish with brushed chrome door furniture comprising stylish single drainer sink unit by Franke with mixer tap, various base cupboards and coordinating wall cabinets, inset four burner gas hob with concealed filter hood over and electric oven below, space for further appliances, ceramic tiled splashbacks to black granite effect worktops, part tiled floor and part oak laminate flooring, UPVC double glazed window and wall mounted gas

fired boiler and wall mounted air conditioning unit. There is through access from the kitchen/breakfast room to:-

Lounge

15' 9" x 14' 5" (4.80m x 4.39m)

With feature beams, UPVC double glazed window, central heating radiator and double doors giving access through to:-

Bedroom One

12' 5" x 9' 6" (3.78m x 2.90m)

With built-in wardrobe to one side, UPVC double glazed window, central heating radiator and door to substantial and useful walk-in storage cupboard.

Bedroom Two

9' 11" x 6' 3" (3.02m x 1.91m)

With laminate flooring, UPVC double glazed window, roof light and central heating radiator.

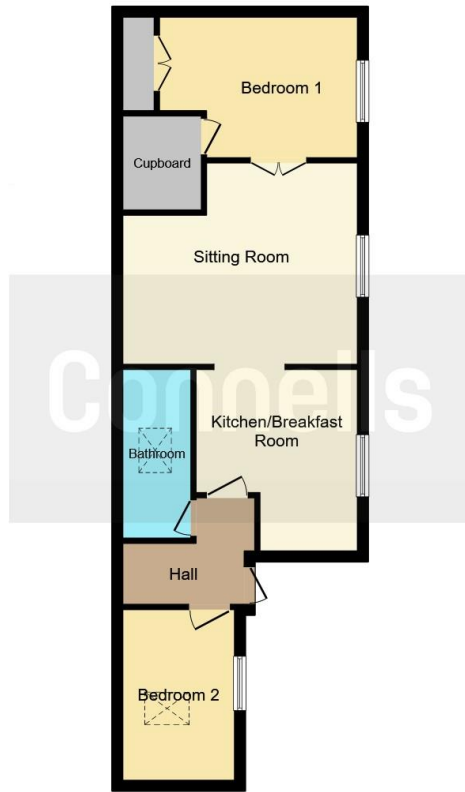
Bathroom

With white fittings comprising corner bath, wash hand basin, low level WC, splash boarding around the back, central heating radiator, roof light and wood floor with inset lighting.

Agent Notes

The property is of Leasehold tenure for a term of 125 years from 07/05/1993 with approximately 94 years remaining unexpired. Ground rent is a peppercorn and there are no fixed maintenance charges payable.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

view this property online connells.co.uk/Property/STH104454

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 May 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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