



Connells

Lakin Road
Warwick



Property Description

Lakin Road is less than a 15 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for national commuters as it is a short drive to the M40 and Warwick Parkway park and only a short 4 minute walk to Warwick train station making this home ideal for frequent visitors to London.

The property is also a 2 minute walk to Warwick hospital, perfect for health care professionals looking for an easy commute. You are never a few minutes away by car to scenic countryside and rolling hills and Warwick has lots to do for people who enjoy outdoor pursuits.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Communal Entrance

Stairs rising to first floor landing, with front door to;

Entrance Hall

Coats cupboard, doors to all rooms;

Lounge

19' 2" max x 18' 11" max (5.84m max x 5.77m max)

L-Shaped Room.

Window to sides offering a light and airy dual aspect. Airing cupboard and two radiators.

Kitchen

13' 7" x 5' 2" (4.14m x 1.57m)

Fitted with a range of wall and base units with work surface over, space for washing machine and fridge freezer, double sink, oven and electric hob. Tiled flooring, and two windows to side elevation.

Bedroom One

12' 9" x 9' 10" (3.89m x 3.00m)

Window to side and radiator.

Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

Window to side and radiator.

Bathroom

Shower cubicle, bath, tiled flooring, WC, pedestal hand basin and heated towel rail.

Vendors Notes

Length of Lease - 125 years. From 1989.

Annual ground and services charges per annum is approx. £744.

Warwick District Council.









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

To view this property please contact Connells on

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14 High Street
 WARWICK CV34 4AP

EPC Rating: C Council Tax
 Band: B

Service Charge: 732.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107238

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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