

BELVOIR!

By Auction £120,000



Flat 1A, Gordon House

, Leamington Spa CV31 1EZ

**** FOR SALE BY MODERN METHOD OF AUCTION **** This well-presented ground floor flat, located in a stunning period property, offers the perfect blend of classic charm and modern convenience. Situated in the heart of Leamington Spa's vibrant town centre, the flat is less than a 5-minute walk from the main parade, providing easy access to local shops, restaurants, and amenities.

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ACCOMMODATION

NO CHAIN!

The property features a bright and spacious lounge, complete with original bay windows that allow natural light to flood the room. The lounge leads to a fully fitted kitchen equipped with modern appliances and finished with beautiful real wood flooring, adding warmth and elegance to the space.

Off the hallway, you'll find a generously sized double bedroom with built-in storage, offering plenty of space for your belongings. The large, part-tiled bathroom includes a shower over the bath, creating a comfortable and relaxing environment. Additional storage space is also available in the hallway, perfect for keeping your home organized.

Ideal for a single occupant or a couple, this beautiful apartment benefits from gas central heating and has on-street permit parking available.

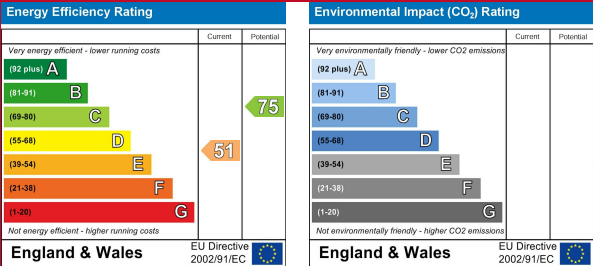
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.