



Connells

Arden Lodge Mill Lane
Bulkington Bedworth



Property Description

Charming property set in a picturesque village environment being ideal opportunity for investors this 11-apartment complex.

Bulkington is a peaceful and welcoming community known for its beautiful countryside views and traditional English village atmosphere.

The property is situated on Mill Lane, a quiet street that offers a serene living experience while being close to essential amenities like local shops, schools, and pubs. Arden Lodge enjoys the benefits of rural living, with easy access to nearby parks and walking trails, while still being conveniently connected to the larger towns of Bedworth and Nuneaton.

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.

Outside

Large garden to the rear with potential to a further development. Subject to Planning. Car park for 15 vehicles available.

Agent's Note

Being Sold as an Entire Freehold. You'll receive benefits from the service charges and ground rent as an additional income.

Agent's Note 2

Flat 11 is sold on along lease and it is a 2-

bedroom flat. The lease is from the 25 December 2004 for 125 years.

Lease Details

The leases on all the flats are from 25 December 2004 -125 years and are 150 pounds per annum the first 10 years. 200 pounds the next 10 years. 250 pounds per annum the third ten years, and then an increase of 100 pounds every 10 years after that.







To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LTR323376

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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