



**Connells**

Regent Place  
Leamington Spa



### Property Description

One bedroom ground floor apartment ideally situated in a TOWN CENTRE location, close to local amenities, restaurants & bars, shops & schools.

Benefitting from its own private entrance and briefly comprising a welcoming entrance hallway which gives access to the lounge, bathroom, modern kitchen and the double bedroom. Offering ample storage space as well as having communal parking available.

### 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.

### Entrance

Via communal car park with access to it's own private entrance door.

### Entrance Hallway

Welcoming entrance hallway comprising two storage cupboards, a radiator and doors to all rooms.

### Lounge

15' 1" x 10' 1" ( 4.60m x 3.07m )

Light and airy lounge having a radiator and two double glazed windows to front elevation.

### Kitchen

9' 1" x 7' 10" ( 2.77m x 2.39m )

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven and electric hob with cooker hood over and space for a washing machine and fridge/freezer. Comprising laminate flooring, a pantry and a double glazed window to front elevation.

## Bedroom

13' x 9' 1" ( 3.96m x 2.77m )

Double bedroom comprising a radiator and a double glazed window to rear elevation.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, fully tiled walls, a radiator and a double glazed window to rear elevation.

## Parking

There is communal parking situated to the entrance of the building. In addition our sellers advise each resident is given a permit to park on street (free of charge).

## Agent's Note

The property is leasehold with a lease length of 125 years from 3rd September 2012. The property is subject to management costs. We understand from our sellers there is no ground rent payable and the current annual service charge is £216.00.





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](http://www.focalagent.com)



To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SPA312869](http://connells.co.uk/Property/SPA312869)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Sep 2012. 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.

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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