



**Connells**

Quorn House Warwick Place  
Leamington Spa



### Property Description

Well-presented and maintained, one bedroom, upper floor apartment situated within walking distance to the town centre and local amenities! Ideal for first time buyers, this apartment is being sold with no onward chain! The property has been lovingly maintained by the current owner and is approached via beautiful and mature communal fore-garden with planted borders.

Briefly comprising an open plan living/kitchen and dining space, a double bedroom and a shower room. With parking available to the rear of the property.

### 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.

### Communal Entrance

Well-maintained communal entrance with stairs rising to all floors.

### Open Lounge/Kitchen/Diner Plan

18' 1" max x 19' 8" max ( 5.51m max x 5.99m max )

With doors leading to the bedroom and shower room.

### Lounge/Dining Area

Light and airy benefitting from built-in storage a radiator and a double glazed window to rear elevation.

### Kitchen Area

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer. There is an integrated oven and hob with cooker hood over and space for a fridge/freezer and a washing machine. Benefitting from a breakfast bar.

### **Bedroom One**

10' 10" max x 10' 5" max ( 3.30m max x 3.17m max )

Double bedroom having a radiator, laminate flooring and a double glazed window to side elevation.

### **Shower Room**

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, laminate flooring, a chrome heated towel rail and a double glazed window to side elevation.

### **Parking**

There is communal parking to the rear of the building.

### **Communal Garden**

Beautifully maintained, mature fore and rear gardens with planted borders.

### **Agent's Note**

The property is leasehold with a lease length of 999 years from 1st January 2011. The property is subject to management costs- further information available upon request.





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: D**

**view this property online [connells.co.uk/Property/SPA313019](http://connells.co.uk/Property/SPA313019)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. 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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