



Connells

Rugby Road
Leamington Spa



Property Description

Two bedroom ground floor flat, set in the popular and desirable location of Milverton & being sold with NO CHAIN!

Briefly comprising an entrance hallway, two bedrooms, a spacious lounge, a kitchen and bathroom. There is also a private rear garden.

The property is in need of some upgrading but would make a fantastic investment or first time buy!

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

Welcoming entrance hallway with access to the flat on the ground floor.

Entrance Hallway

Welcoming entrance hallway with tiled flooring, a storage heater, a cupboard housing the boiler and doors to all rooms??

Lounge

11' 8" x 15' 4" (3.56m x 4.67m)

Light and airy lounge comprising two storage heaters and a double glazed window to front elevation.

Kitchen

6' 1" x 7' 3" (1.85m x 2.21m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is space for appliances with tiled flooring, and a double glazed window to front elevation.

Bedroom One

10' 7" x 11' 9" (3.23m x 3.58m)

Double bedroom comprising a storage heater and double doors leading to the garden.

Bedroom Two

10' 7" x 7' 9" (3.23m x 2.36m)

Double bedroom comprising a storage heater and a double glazed window to front elevation.

Bathroom

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

Garden

Private garden accessed via bedroom one. Being mainly laid to patio and fence enclosed with a lawn area.

Parking

On street parking.

Agent's Note

The property is leasehold with a lease length of 999 year from 29th September 1959 The property is subject to an annual ground rent charge of £5.00 and an annual building's insurance of £159.03.





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

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: E

view this property online connells.co.uk/Property/SPA313263

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1959. 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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