



Connells

Clarence Mansions Warwick Street
Leamington Spa

Clarence Mansions Warwick Street Leamington Spa CV32 5LD

for sale guide price
£280,000



Property Description

A very spacious Grade II listed, two bedroom garden apartment with large rooms in the town centre with parking, private garden, storage chambers, own private entrance, and an open plan living space sounds like a dream! Imagine having your own private oasis right in the heart of town, with plenty of space for storage and a cozy open layout for living. It's like having the best of both worlds - convenience and comfort all in one place!

Leamington town centre is a charming area with a mix of historic architecture and modern amenities. You'll find lovely Georgian and Edwardian buildings, boutique shops, cozy cafes, and beautiful gardens like Jephson Gardens. It's a vibrant place where you can enjoy a leisurely stroll, shop, dine, or simply relax in the green spaces!

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

There are two private entrances; from the front with steps down to the courtyard garden and from the parking area.

Entrance Hallway

Welcoming entrance hallway with laminate flooring, ceiling spotlights with LED dimmer switches, an electric heater, a generous built-in storage cupboard which houses the heating tank, and doors to all rooms.

Lounge Area

19' 5" into bay x 18' 7" max into recess (5.92m into bay x 5.66m max into recess)

Spacious, light and airy bay-fronted lounge having two electric radiators, ceiling spotlights with LED dimmer switches, laminate flooring and three sash windows to rear elevation.

Kitchen Area

8' 1" x 14' 1" (2.46m x 4.29m)

Fitted with wall and base units with complimentary work surfaces over, incorporating a one and a half bowl sink and drainer unit. There are integrated appliances to include; an electric oven, electric hob with cooker hood over, a dishwasher, fridge/freezer, washer/dryer and a microwave. Having ceiling spotlights with LED dimmer switches.

Bedroom One

10' 11" x 12' 11" (3.33m x 3.94m)

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

Bedroom Two

12' 4" max x 10' 5" (3.76m max x 3.17m)

Double bedroom benefitting from a built-in wardrobe, a telephone point, electric radiator and a window to rear elevation.

Shower Room

Fitted with a white three piece suite, with modern grey high gloss vanity unit, a triple shower with drying area, W/c with concealed cistern, ceiling spotlights with LED dimmer switches, tiled flooring, an extractor fan and a chrome heated towel rail.

Parking

One allocated parking space to the front of the building.

Patio Area

Steps down from Warwick street. The patio is laid to slabs and has access to three storage chambers.

Agent's Note

The property is leasehold with a lease length of 125 year from 1st January 2001. 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

To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA312912

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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