



Connells

Epperston Court Avenue Road
Leamington Spa



Property Description

Two bedroom duplex apartment situated in the heart of Leamington Spa Town Centre with easy access to the train station.

Situated close to local parks, amenities, bars, restaurant and the train station, this property would make a perfect choice for anyone looking for Town Centre living.

Briefly comprising a welcoming entrance hallway, with a spacious and bright living room and separate kitchen. To the first floor there are two double bedrooms and the family bathroom. Externally the apartment benefits from communal parking & well-maintained communal gardens.

Available for sale no onward chain.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the upper floor of the apartment. With a door leading to the lounge.

Lounge

16' 1" x 11' 5" (4.90m x 3.48m)
Spacious, light and airy lounge. There is a generous built-in cupboard ideal for storage, a storage heater, a double glazed window to rear elevation and a door to the kitchen.

Kitchen

10' 3" x 6' 8" (3.12m x 2.03m)
Fitted with base units and work surfaces over with tiling to the splash back areas, incorporating a sink and drainer unit and space for appliances. Comprising vinyl flooring and a double glazed window to rear elevation.

Landing

With doors to both bedrooms and the family bathroom.

Bedroom One

11' 4" max x 11' 2" max (3.45m max x 3.40m max)

Double bedroom comprising a storage heater, velux window to rear elevation and a built in cupboard housing the hot water tank.

Bedroom Two

11' 9" max x 10' 3" max (3.58m max x 3.12m max)

Double bedroom having a storage heater and a velux window to rear elevation.

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with electric shower over, low level W/c, partly tiled walls and vinyl flooring.

Communal Gardens

Well-maintained communal gardens to the back of the building.

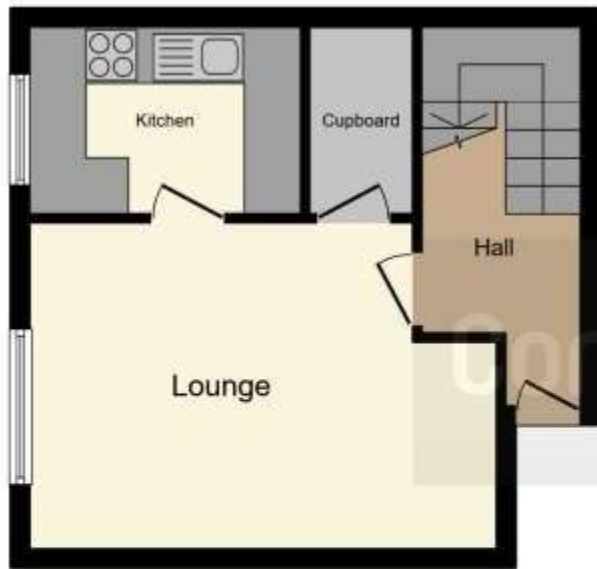
Parking

Communal parking to the front and back of the property.

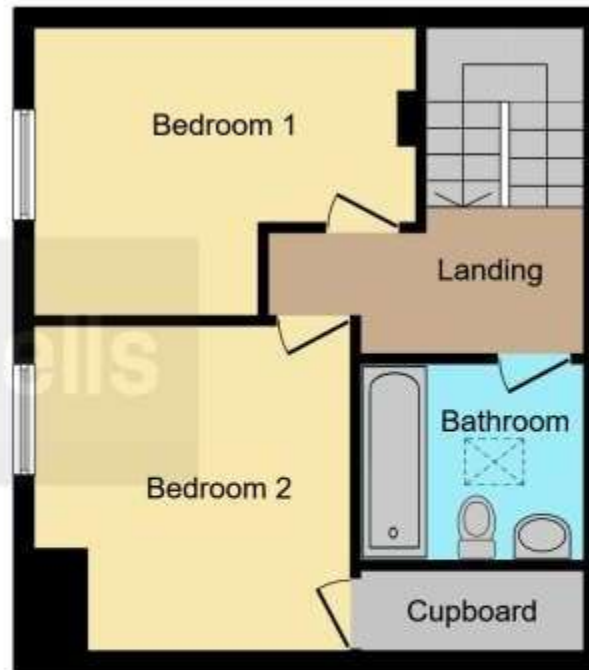
Agent's Note

The property is leasehold with a lease length of 125 years from 4th October 2019. The property is subject to management costs- further information available upon request.





Ground Floor



First Floor

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



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EPC Rating: F

view this property online [connells.co.uk/Property/SPA313558](https://www.connells.co.uk/Property/SPA313558)

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Oct 2019. 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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