



**Connells**

Christine Ledger Square  
Leamington Spa



# Christine Ledger Square Leamington Spa CV31 3BB

for sale guide price  
**£130,000**



## Property Description

Ideally located within easy reach of local amenities as well as the town centre and train station, this property would make an ideal first time purchase or investment. Briefly comprising entrance hallway, lounge dining room open to the kitchen area, two double bedrooms and a family bathroom.

This property is being sold with 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 having three built-in storage cupboards, a radiator and doors to all rooms.

## Lounge/Diner

15' 11" x 11' ( 4.85m x 3.35m )

Spacious, light and airy lounge having a radiator, a double glazed window to front elevation and open to the kitchen.

## Kitchen

6' 10" x 10' 10" ( 2.08m x 3.30m )

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 unit. There is an integrated electric oven and gas hob with cooker hood over, with space for a washing machine and space for a fridge/freezer. Having a radiator, a double glazed window to rear elevation and a cupboard housing the gas central heating boiler.

### Bedroom One

11' x 10' plus alcove ( 3.35m x 3.05m plus alcove )

Double bedroom having fitted wardrobes, a radiator and a double glazed window to front elevation.

### Bedroom Two

8' 2" x 13' 2" ( 2.49m x 4.01m )

Double bedroom having fitted wardrobes, a radiator and a double glazed window to rear elevation.

### Bathroom

Fitted with a white three piece suite, comprising a wash hand basin with vanity unit, bath with mixer taps and shower oven and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

### Agent's Note

The property is leasehold with a lease length of 125 years from 1st October 1988. There is an annual £10 ground rent charge and an annual service charge of £800.00. 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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LEAMINGTON SPA CV32 4LL

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SPA310547](http://connells.co.uk/Property/SPA310547)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1988. 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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