



Connells

Avenue Road
Leamington Spa



Property Description

Ideally positioned within easy access to Leamington Spa town centre sits this one bedroom period conversion flat. Offering excellent potential, this property has been thoughtfully refurbished and redecorated in 2023 and is available for sale with no onward chain.

The accommodation comprises; entrance hallway, lounge, newly fitted kitchen (2023), double bedroom and a newly fitted three piece suite bathroom(2023). Benefitting from a garage en bloc and off road parking.

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.

Approach

Steps up leading to the front entrance.

Communal Entrance

Well maintained communal entrance with stairs leading to all floors. There is a door leading down to a communal cellar, which provides room for storage and houses the gas and electricity meters for the property, a door leading to the communal garden and another door leading to the garage.

Entrance Hallway

Welcoming entrance hallway, comprising a generously sized storage cupboard, radiator and doors off to all rooms.

Lounge

14' 8" x 9' 8" (4.47m x 2.95m)
Light and airy lounge comprising a television point, radiator and a double glazed window to side elevation.

Kitchen

8' 11" x 8' 6" (2.72m x 2.59m)
Fitted with wall and base units with work surfaces over, incorporating a stainless steel, one and a half bowl, sink and drainer unit. There is freestanding gas cooker, space for a washing machine, space for a fridge/freezer and a wall mounted boiler. Benefitting from tiling to the splash back areas and a double glazed window to rear elevation.

Bedroom

11' 2" x 9' 2" (3.40m x 2.79m)

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

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level WC, partly tiled walls, a radiator and a double glazed window to side elevation.

Garage En Bloc

16' x 8' 1" (4.88m x 2.46m)

Situated at the side of the building having an up and over door.

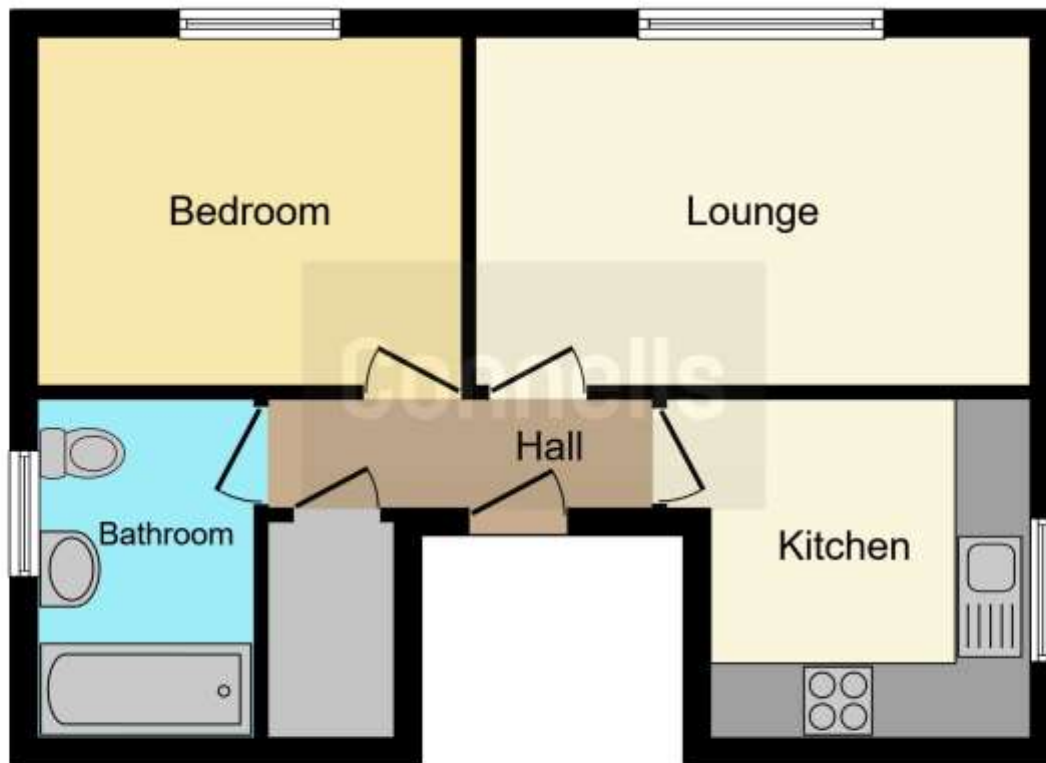
Lease Information

The property is leasehold with a lease length of 110 years from 1st January 2021. This property is subject to management costs to include; an annual ground rent of £200 and an annual service charge of £440. Further information available upon request.

Agent's Note

The current owner fully refurbished and redecorated the apartment in 2023 to include; a new electric consumer unit, new plumbing, new kitchen and new bathroom.





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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EPC Rating: D

view this property online connells.co.uk/Property/SPA314044

This is a Leasehold property with details as follows; Term of Lease 110 years from 01 Jan 2021. 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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