



**Connells**

Radford Road  
Leamington Spa



### Property Description

Warneford Mews is a very popular 3 floor development in a fantastic location in Leamington Spa. The Lease has a 999 year term from 1994 and the current annual service charge is approximately £1,900pa payable in two half yearly payments. This figure includes the cost of buildings insurance. There is no ground rent payable. The length of the Lease means that this property is ideal for a home or a long term investment.

This property has a 999 year lease which offers great peace of mind for the next purchaser.

### 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 to all floors.

### Entrance Hallway

Welcoming entrance hallway, having an electric radiator, laminate flooring and doors to all rooms.

**Open Lounge/Kitchen/Diner** **Plan**  
21' 5" max x 10' 2" max ( 6.53m max x 3.10m max )

### Lounge Area

Light and airy comprising an electric radiator, laminate flooring and a window to front elevation.

### Kitchen Area

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 electric oven, electric hob with extractor fan and space for a washing machine and space for a fridge/freezer. Comprising laminate flooring and a window to rear elevation.



### **Bedroom**

12' 1" max x 7' 9" max ( 3.68m max x 2.36m max )

Double bedroom having an electric radiator and a window to front elevation.

### **Bathroom**

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

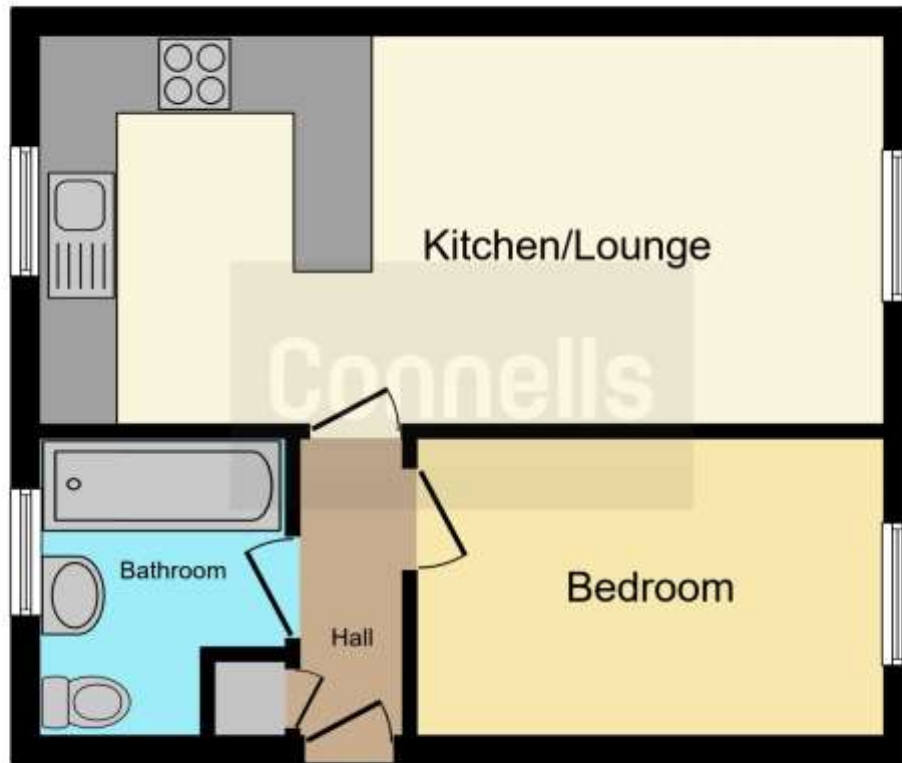
### **Parking**

One allocated car parking space within the development.

### **Agent's Note**

The property is leasehold with a lease length of 999 years from 1st May 1994. The property is subject to management costs, to include an annual service charge of £1900.00. There is no gas supply to the property.





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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**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/SPA314113](http://connells.co.uk/Property/SPA314113)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1994. 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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Property Ref: SPA314113 - 0004