



Connells

Apartment 7 Parade
Leamington Spa

Apartment 7 Parade Leamington Spa CV32 4AE

for sale guide price
£230,000



Property Description

Immaculate two double second floor apartment set in the heart of Leamington Spa. Offering light and airy accommodation throughout beginning with a welcoming entrance hallway, lounge dining room, separate kitchen, two double bedrooms, the master benefitting from an en-suite as well as the family bathroom. Outside there is a communal roof terrace to be used by residents. This property is available for sale with no chain and is ideally positioned in a prime town centre location and within walking distance of the train station.

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 two built-in storage cupboard, one housing the central heating boiler. With doors to all rooms.

Lounge/Diner

17' 4" x 11' 10" (5.28m x 3.61m)
Spacious, light and airy lounge/diner having a radiator and a secondary glazed sash window to front elevation.

Kitchen

10' 4" x 6' 10" (3.15m x 2.08m)
Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an eye-level electric oven, electric hob with cookerhood over, a washing machine, dishwasher and fridge/freezer. With a sash window to rear elevation.

Bedroom One

14' 3" max x 10' 9" (4.34m max x 3.28m)
Double bedroom having an electric radiator, two fitted wardrobes and a secondary glazed sash window to front elevation.

En-Suite

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having partly tiled walls, a shaver point and an extractor fan.

Bedroom Two

14' 10" x 7' 3" max (4.52m x 2.21m max)
Double bedroom having an electric radiator, a fitted wardrobe and a secondary glazed sash window to rear elevation.

Bathroom

White three piece suite, comprising a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls and an electric radiator.

Lease Information

The property is leasehold with a lease length of 125 years from 1st October 2004. This property is subject to management costs to include; an annual ground rent of £100.00 and an annual service charge of £3,220. 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



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LEAMINGTON SPA CV32 4LL

EPC Rating: C

view this property online connells.co.uk/Property/SPA314090

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2004. 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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