



Connells

Flat 1 Rugby Road
Leamington Spa



Property Description

Located within North Leamington Spa with local amenities and the town centre in easy reach is this purpose built two bedroom apartment. Offering modern accommodation throughout this apartment would make an ideal first time purchase or investment briefly comprising; welcoming entrance hallway, open plan kitchen living dining, two double bedrooms, the master benefiting from an ensuite as well as the family bathroom. Externally the property benefits from your own generous private rear garden and one allocated parking space.

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

Entrance Hallway

Welcoming entrance hallway having a telephone entry system, a radiator and doors to all rooms.

Lounge/Diner Area

11' 9" x 17' 10" (3.58m x 5.44m)
Generously sized, light and airy lounge/diner. Comprising a radiator, two double glazed windows to rear elevation and French doors leading to the rear garden.

Kitchen Area

10' 2" x 9' 4" (3.10m x 2.84m)
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 electric oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer. Comprising a double glazed window to rear elevation.

Bedroom One

8' 9" x 13' 7" (2.67m x 4.14m)

Double bedroom having a radiator, a double glazed window to front elevation and a door to;

En-Suite Shower Room

Fitted with a modern, white three piece suite, comprising a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, tiled flooring, ceiling spotlights and a double glazed window to side elevation.

Bedroom Two

9' 7" x 8' 10" (2.92m x 2.69m)

Having a radiator and a window to front elevation.

Bathroom

Fitted with a modern, white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, tiled flooring and a shaver point.

Patio Area

Well-maintained private garden with patio area and steps rising to the decked and gravelled area.

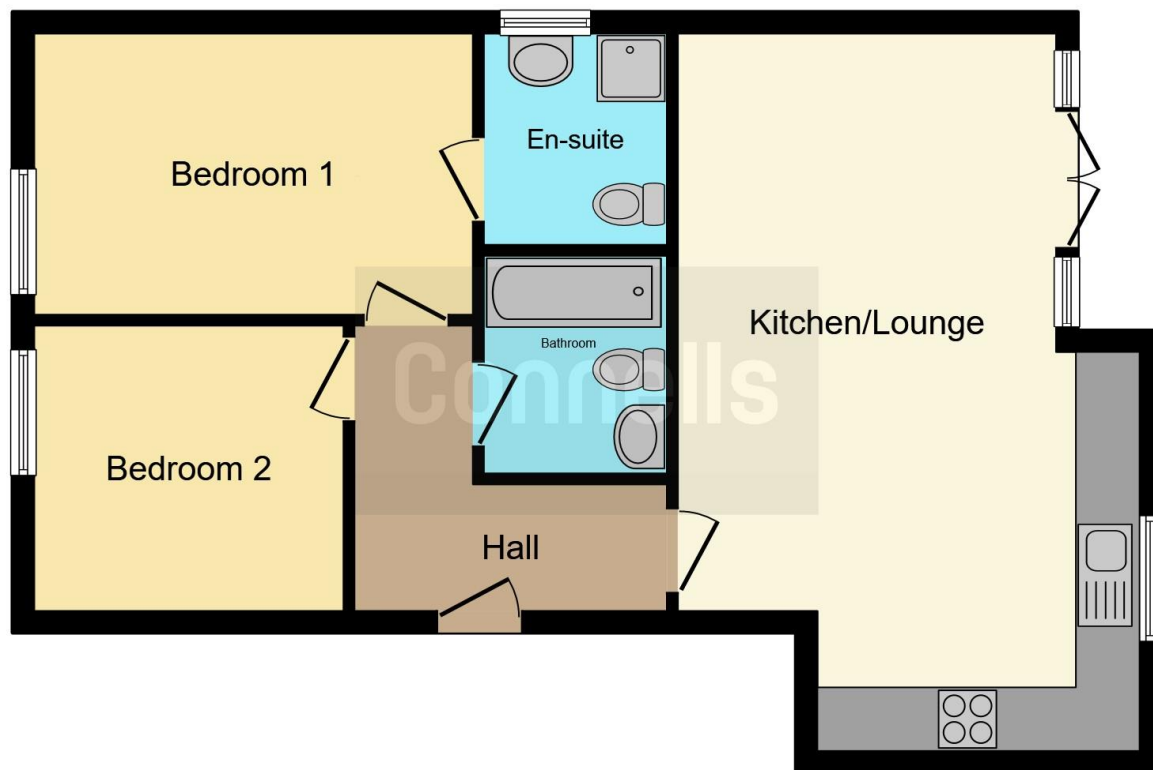
Parking

One allocated parking space to the front of the building.

Lease Information

The property is leasehold with a lease length of 125 years from 1st July 2006. This property is subject to management costs to include; an annual ground rent of £216 and an annual service charge of £1,785. 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

To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1785.00

Ground Rent:
 216.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313732

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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