



Connells

Fallow Hill
Leamington Spa

Fallow Hill Leamington Spa CV31 1PF

for sale guide price
£130,000



Property Description

Beautifully presented three bedroom duplex apartment, in an ideal location close to local shops and amenities, overlooking the local park.

There is a communal entrance which takes you to the third floor balcony. A welcoming entrance hallway has stairs rising the first floor and doors leading to the lounge, downstairs W/C and kitchen. To the first floor there are three bedrooms as well as the family bathroom. Externally there are communal car parks for residents of Fallow hill. An ideal choice for families, first time buyers and investors!

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

There is a pathway from the communal car park which leads to the communal entrance of Fallow Hill. Head up the stairs and you reach a further door to the balcony, where you will find the property overlooking the communal park area.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs storage. Comprising a radiator and doors to the kitchen, lounge and w/c.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, vinyl flooring and a double glazed window to front elevation.

Lounge

17' x 10' 4" (5.18m x 3.15m)

Spacious, light and airy lounge. Having a radiator and a double glazed window to rear elevation.

Kitchen

11' 1" x 15' (3.38m x 4.57m)

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 gas oven and hob with cooker hood over and space for a fridge/freezer and space for a

washing machine. Comprising a breakfast bar, built-in storage cupboard, LVF tiled flooring, a radiator and a double glazed window to front elevation.

First Floor Landing

The stairs lead from the hallway. There are two built-in storage cupboards with doors to all bedrooms and the bathroom.

Bedroom One

12' 6" x 11' 3" max (3.81m x 3.43m max)

Double bedroom with built-in wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Two

10' 6" x 11' 11" (3.20m x 3.63m)

Double bedroom with built-in storage, a radiator and a double glazed window to rear elevation.

Bedroom Three

7' 9" x 6' 9" (2.36m x 2.06m)

Comprising a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite to include; a wash hand basin, bath with shower over and low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Communal Garden

Access via communal entrances. Being mainly laid to lawn and having access to the park area which is ideal for young families.

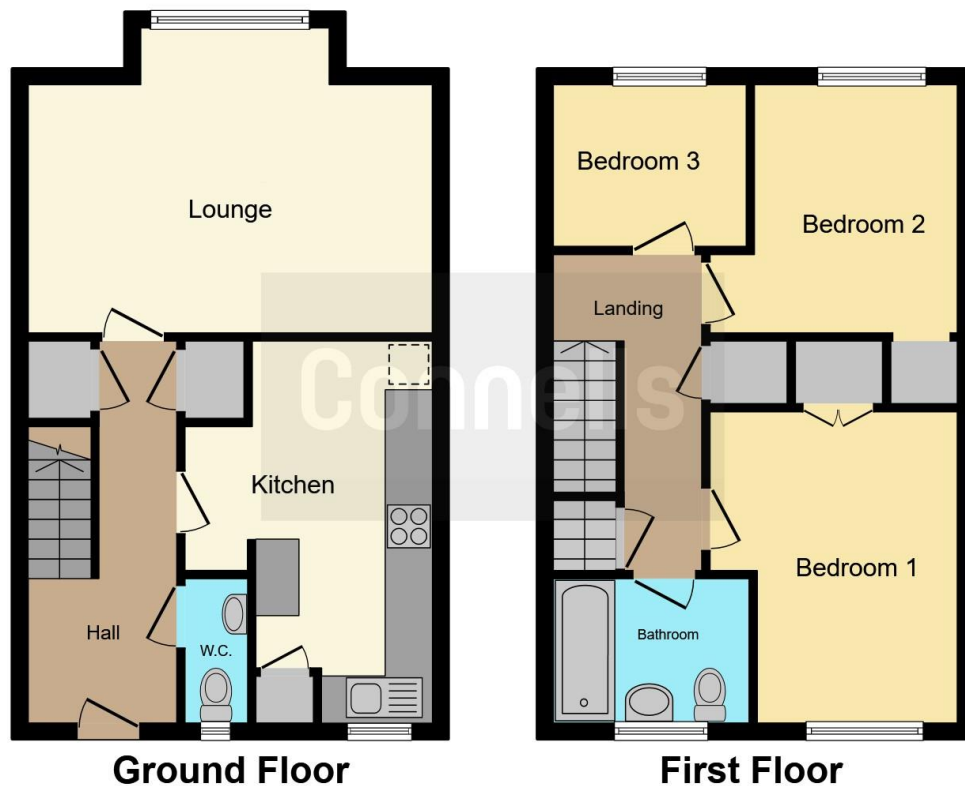
Parking

There are four available car parks, where communal parking is available to residents.

Lease Information

The property is leasehold with a lease length of 125 years from 18th March 2013. The property is subject to management costs to include an annual ground rent of £10 and an annual service charge of £630. 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: A

Service Charge: 630.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314429

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Mar 2013. 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.

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