



Connells

The Town House Kenilworth Road
Leamington Spa

The Town House Kenilworth Road Leamington Spa CV32 5TE

for sale guide price
£240,000



Property Description

Perfectly positioned in the heart of Leamington Spa, this stylish two bedroom duplex apartment offers spacious, contemporary living within the Grade II listed building of the Town House located directly opposite the picturesque Christchurch Gardens. With the town centre on your doorstep the property itself boasts accommodation over two floors and features a generous lounge dining room with separate kitchen, two double bedrooms including the master with an ensuite and a modern main bathroom. There is permit parking available, up to three spaces.

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

The well maintained entrance is located to the rear of the Town House and shared with one other apartment.

Entrance Hallway

Welcoming entrance hallway comprising stairs rising to the first floor, a radiator and double doors leading into the lounge dining room.

Lounge Dining Room

20' 11" x 15' 6" (6.38m x 4.72m)

Generously sized, light and airy lounge/dining room having a radiator and three sash windows to the rear elevation.

Kitchen Area

6' 3" x 11' (1.91m x 3.35m)

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.

Bedroom One

9' 11" plus door recess x 20' 10" (3.02m plus door recess x 6.35m)

Great size double bedroom having a radiator and two sash windows to the rear elevation.

Ensuite

Party tiled ensuite shower room fitted with a three piece white suite comprising a low level W/C, wash hand basin, shower cubicle and radiator.

Bedroom Two

8' 11" max x 11' 3" (2.72m max x 3.43m)

Double bedroom with a radiator and a sash window to the rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls and a fitted towel rail.

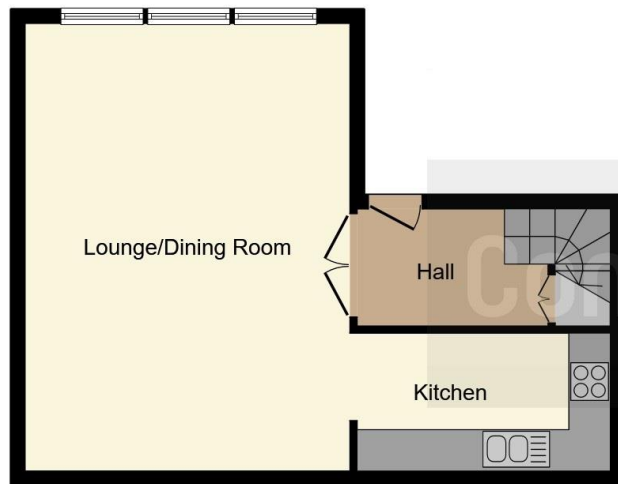
Parking

Permit parking available, can apply for a maximum of 3 spaces.

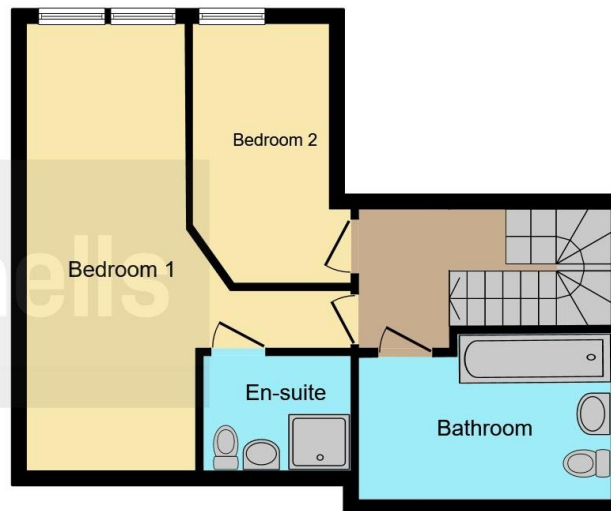
Lease Information

The property is leasehold with a lease length of 999 years from 24th June 2003. The property is subject to management costs to include an annual ground rent of £514.34 and an annual service charge of £3,165.96. Further information available upon request.





Ground Floor



First Floor

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: D Council Tax
 Band: D

Service Charge:
 3165.96

Ground Rent:
 514.34

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314390

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2003. 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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