



Connells

Farley House Leam Terrace
Leamington Spa

Farley House Leam Terrace Leamington Spa CV31 1BQ

for sale guide price
£140,000



Property Description

Spacious one double ground floor apartment for sale with no chain!

This well proportioned ground floor apartment benefits from its own private entrance and offers excellent opportunity for buyers looking to add their own stamp to a property. The accommodation comprises a welcoming entrance hallway, a generous lounge dining room, a separate fitted kitchen, double bedroom and the bathroom.

Externally the property enjoys access to the communal courtyard garden and communal parking, all set within walking distance of the town centre and train station, making it ideal for commuters or those seeking convenient town centre living.

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.

Entrance Hallway

Welcoming entrance hallway having two built-in storage cupboards, a radiator and doors to all rooms.

Lounge/Diner

14' 10" x 11' 6" (4.52m x 3.51m)
Spacious lounge/diner having a radiator, picture rails and a sash window to rear elevation.

Kitchen

7' 11" x 8' 10" (2.41m x 2.69m)
Fitted with wall and base with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising a sash window to rear elevation.

Bedroom One

11' 6" x 9' 11" (3.51m x 3.02m)

Double bedroom having a radiator and a sash window to rear elevation.

Bathroom

Three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having fully tiled walls, a radiator and a window to front elevation.

Communal Garden

Courtyard communal garden with a patio area and planted borders.

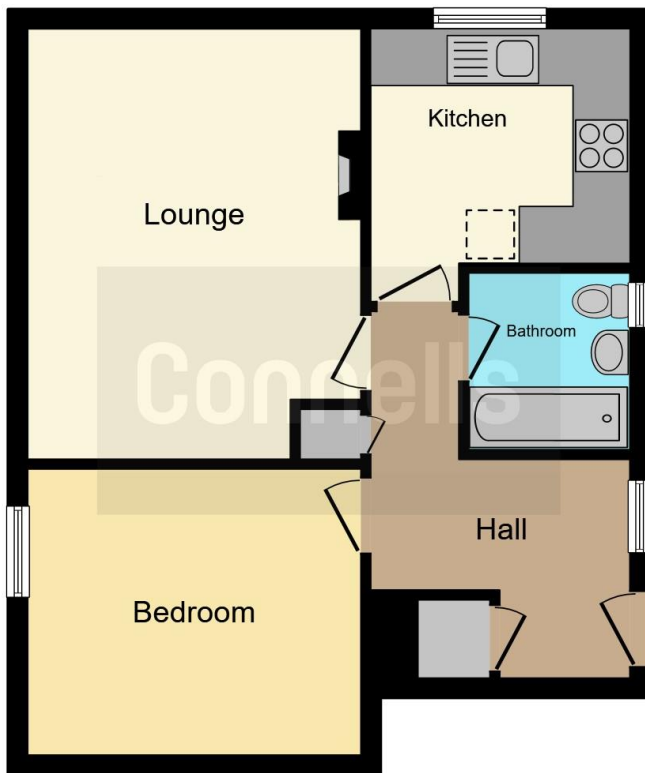
Parking

Communal parking available on a first come first serve basis.

Lease Information

The property is leasehold with a lease length of 999 years from 24th June 2010. This property is subject to management costs to include; a monthly service charge of £76.50. 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: B

Service Charge: 918.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314823

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2010. 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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