



**Connells**

Charles Gardner Road  
Leamington Spa



## Property Description

A great opportunity to purchase this two-bedroom ground floor apartment, ideally located in the sought-after Leamington Spa area. The property offers a spacious open-plan lounge and kitchen, along with two bedrooms and a bathroom, providing a practical layout suitable for a range of buyers.

With its convenient position close to local amenities and transport links, this apartment represents an ideal first-time buy or investment property, offering plenty of potential for someone to put their own stamp on it

## 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 with access to the flat situated on the ground floor.

## Entrance

With a door leading into the open plan lounge/kitchen.

## Open Plan Lounge/Kitchen

8' 9" max x 15' 4" max ( 2.67m max x 4.67m max )

## Lounge Area

Light and airy lounge consisting of a telephone entry system, a radiator and a double glazed window to front elevation and doors leading to bedrooms and bathrooms

## Kitchen Area

Fitted with wall and base units 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 breakfast bar.

**Bedroom One**

9' 3" x 12' 1" ( 2.82m x 3.68m )

Double bedroom having a radiator, a double glazed window to rear elevation and two built in cupboards, one of which housing the central heating boiler.

**Bedroom Two**

8' 9" max x 6' 7" max ( 2.67m max x 2.01m max )

With storage space into the alcove, a radiator and a double glazed window to rear elevation.

**Bathroom**

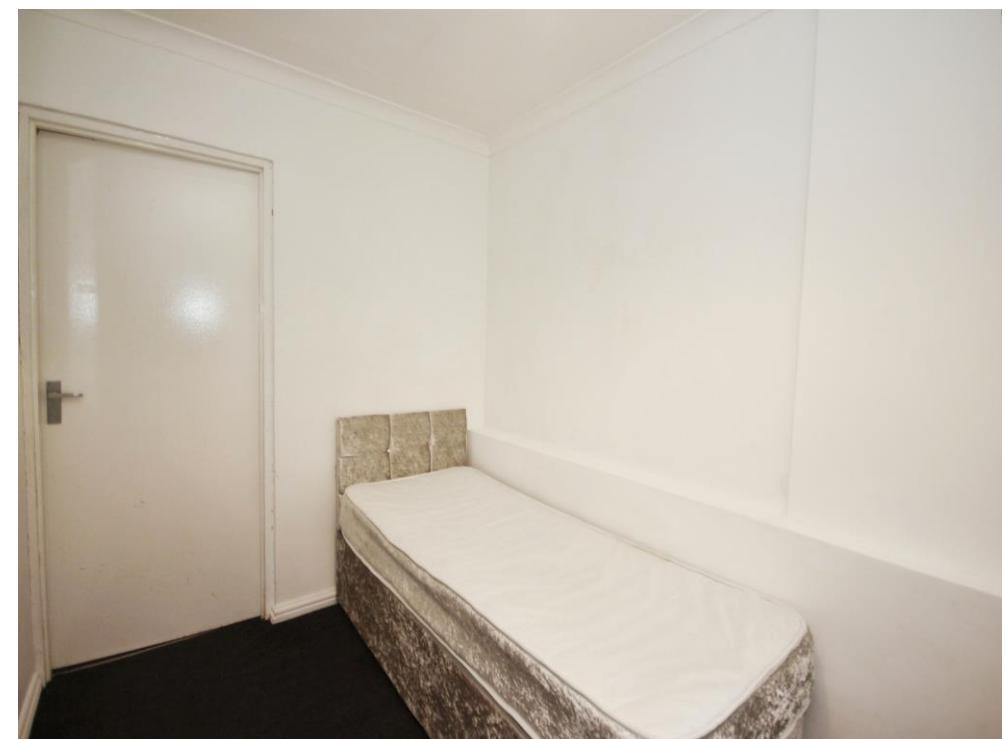
White three piece suite, fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having fully tiled walls, tiled flooring, a heated towel rail and a double glazed window to front elevation.

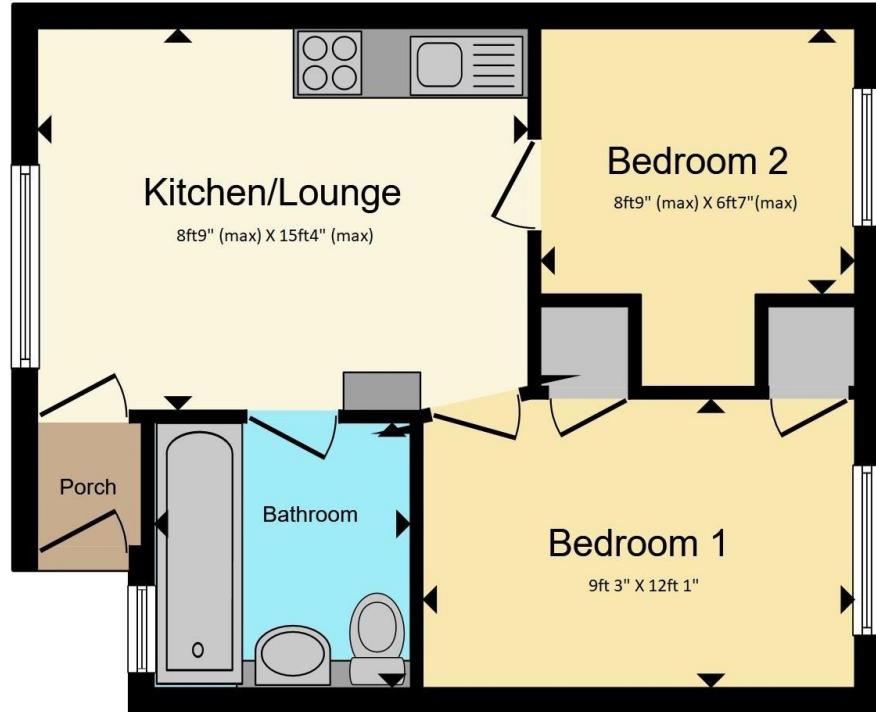
**Parking**

On street.

**Lease Information**

The property is leasehold with a lease length of 125 years from 22nd August 2005. This property is subject to management costs to include; an annual service charge of £720. Further information available upon request.





Total floor area 38.8 m<sup>2</sup> (417 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells

To view this property please contact Connells on

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**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C  
 Council Tax  
 Band: A

Service Charge: 720.00  
 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314858](http://connells.co.uk/Property/SPA314858)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Aug 2005. 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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