



10 The Cedars Mews 42 Warwick

Leamington Spa CV32 5DE

Auction Guide £405,000



# 10 The Cedars Mews 42

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This modern and well proportioned town house is located in the ever popular pocket of Milverton just on the fringe of the Leamington Spa. Positioned within strolling distance of the town centre, the local green parks and the train station alike.

## LOCATION

The Cedars Mews is found on Warwick Place of which lies a short distance west of Leamington Spa town Centre, being within walking distance of the full range of facilities the town centre offers including high street stores and independent retailers, artisan coffee shops, restaurants and gastro pubs. There are excellent local road links available to neighbouring towns and centres including the Midland motorway network, with Leamington Spa railway station providing regular commuter rail links to London and Birmingham, amongst other destinations.

## ON THE GROUND FLOOR

### Entrance Hallway

The entrance hallway is accessed to the side of the property and offers storage cupboards, stairs rising to the upper levels and doors to all rooms on this ground floor level.

### Kitchen

4.11m x 2.65m (13'5" x 8'8")

This modern and well equipped kitchen has been fitted with a selection of wall and base units with complementary work tops and tiled splash back areas.

The flooring has been finished with a light oak coloured laminate and opens up into the dining room.

### Dining Room

4.72m x 3.30m (15'5" x 10'9")

Flowing seamlessly from the kitchen with continued flooring, doorway leading back into the entrance hallway and double doors leading out onto one of the two decked areas.

### WC

This modern white wc/ cloakroom is located off the entrance hallway.

## ON THE FIRST FLOOR

### Landing

This open and airy landing has stairs rising to the top floor and doors off to both rooms on this level.

### Living Room

4.70m x 4.05m (15'5" x 13'3")

This spacious and well proportioned L-shaped living room, decorated in neutral tones offers access via a set of double doors out on to a balcony area to the front of the property.

### Master Bedroom

3.41m x 2.75m (11'2" x 9'0")

This good sized master double bedroom, once again neutrally decorated, gives way to an ensuite bathroom.

### Ensuite

Fitted with a modern suite with bath having a shower over, wash hand basin and low level flush wc.

## ON THE SECOND FLOOR

### Landing

This second floor landing has a handy airing cupboard and doors leading off all rooms on this top level.

### Bedroom Two

4.70m x 3.02m (15'5" x 9'10")

This double bedroom benefits with fitted storage cupboard and views over the communal gardens.

### Bedroom Three

4.70m x 2.90m (15'5" x 9'6")

This large double bedroom has the advantage of the bay to the front with views over the mature trees and roof tops to the front.

## Features

For Sale by Modern Method of Auction

Subject to Reserve Fee

Online Bidding

Can Buy With Finance

Open Plan Kitchen Dining

First Floor Living Room

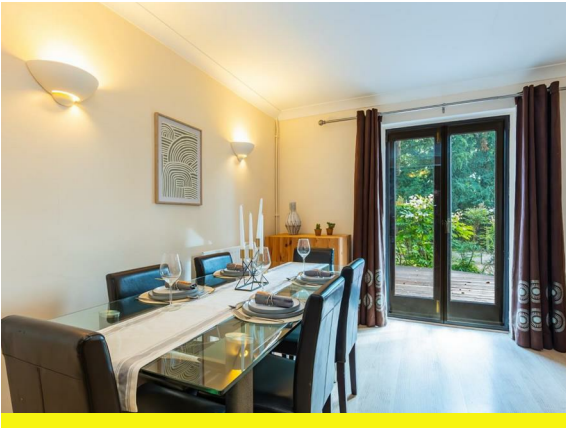
Three Double Bedrooms

Walking Distance to Town & Train Station

Communal Gardens, Driveway & Garage

Sought After Location

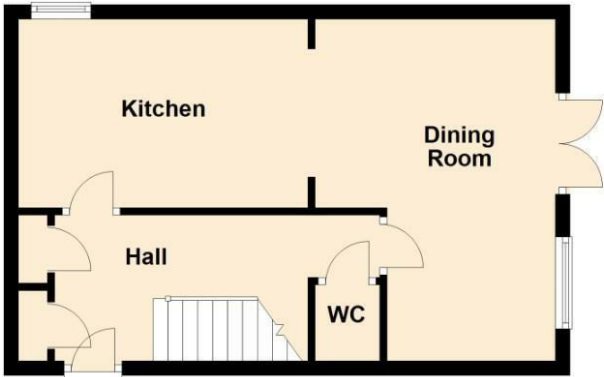




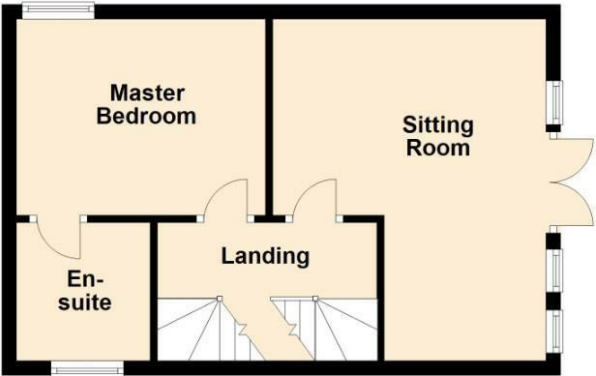


Floorplan

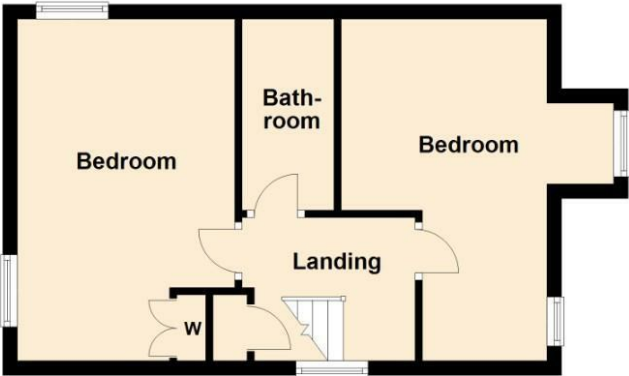
**Ground Floor**  
Approx. 35.1 sq. metres (377.3 sq. feet)



**First Floor**  
Approx. 34.6 sq. metres (372.2 sq. feet)



**Second Floor**  
Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 105.2 sq. metres (1132.9 sq. feet)

General Information

**Tenure**  
Freehold

**Fixtures & Fittings**

**Services**

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

**Council Tax**

Band E - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>62</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	