



**Connells**

Murcott Road West  
Whitnash Leamington Spa



### Property Description

A well-presented two bedroom ground floor apartment, offering newly renovated accommodation in a highly convenient location within easy reach of St. Margaret's CofE Junior School, the outstanding Briar Hill Primary School and a range of local amenities.

The property comprises a welcoming entrance hallway with ample fitted storage, a newly fitted contemporary kitchen installed in March 2026, and a spacious lounge/diner featuring French doors that open directly onto the communal gardens. There are two well-proportioned double bedrooms, including a principal bedroom with wardrobe space, along with a modern family bathroom.

Further benefits include brand new flooring laid throughout in March 2026, communal gardens, and off-road parking.

Offered for sale with no onward chain, this attractive apartment would make an ideal first-time purchase, downsizer opportunity, or investment.

### 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 communal entrance with access to the apartment situated on the ground floor.

### Entrance Hallway

Welcoming and spacious entrance hallway benefitting from three built-in cupboards, with additional cupboard measuring 4'8 x 4'10 previously utilised as an office space, a radiator and doors to all rooms.

### Lounge Diner

11' 6" x 15' 3" ( 3.51m x 4.65m )  
Generously sized, light and airy lounge consisting of a radiator, a double glazed window to rear elevation and French doors leading to the communal garden.

## Kitchen

8' 7" x 8' 4" ( 2.62m x 2.54m )

Newly fitted contemporary kitchen 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. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Housing the central heating boiler (fitted in 2026) and comprising a radiator and a window to side elevation.

## Bedroom One

8' 2" x 15' 5" max into wardrobe ( 2.49m x 4.70m max into wardrobe )

Double bedroom having a radiator, wardrobe space and a double glazed window to side elevation.

## Bedroom Two

5' 8" x 12' 6" ( 1.73m x 3.81m )

Having a radiator and a double glazed window to side elevation.

## Bathroom

Modern white 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 double glazed window to side elevation.

## Communal Garden

Well maintained communal gardens being mainly laid to lawn.

## Parking

Communal parking available to the rear of the property.

## Lease Information

The property is leasehold with a lease length of 125 years from 7th March 1988. The property is subject to management charges to include a combined annual ground rent and annual service charge of £354.85 as well as an annual building's insurance of £334.64.





Total floor area 59.2 m<sup>2</sup> (637 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

Service Charge: 354.85 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA315245](http://connells.co.uk/Property/SPA315245)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Mar 1988. 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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