



Connells

Westbrook House New Brook Street
Leamington Spa

Westbrook House New Brook Street Leamington Spa CV32 5AS

for sale guide price
£100,000



Property Description

Spacious two double bedroom apartment in Leamington Spa town centre!

This fantastic sixth floor apartment is ideally located in the heart of Leamington Spa, offer spacious accommodation and the convenience of a lift to all floors.

The property comprises a welcoming entrance hallway - ideal space for a potential study area - a light and airy lounge dining room, a separate fitted kitchen, two double bedrooms and a bathroom.

While the apartment would benefit from modernisation, it presents an excellent opportunity for buyers to update and personalise the space to their own taste.

Offered for sale with no onward chain, this property is ideal for first time buyers, investors, or those seeking a centrally located home close to local shops, cafes and transport links.

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 stairs and lift leading to the flat on the 6th floor.

Entrance Hall

Spacious entrance hallway having a built in cupboard and a door leading to the secondary hallway.

Inner Hallway

Having two built in cupboards, an electric radiator and doors to all rooms.

Lounge Dining Room

11' 5" max x 15' 7" (3.48m max x 4.75m)

Generously sized lounge consisting of an electric radiator and a double glazed window to the rear elevation and three windows to the front elevations.

Kitchen

11' 4" x 7' 5" (3.45m x 2.26m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising a double glazed window to rear elevation.

Bedroom One

10' 3" max x 10' 4" (3.12m max x 3.15m)

Double bedroom having an electric radiator and a window to side elevation.

Bedroom Two

11' 3" x 11' 5" (3.43m x 3.48m)

Double bedroom having an electric radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and a low level W/C. Having partly tiled walls and a window to front elevation.

Parking

On street parking.

Communal Garden

To the rear of the property is a spacious childrens play area and a convenient communal drying area,

Lease Information

The property is leasehold with a lease length of 125 years from 15th June 2020. The property is subject to management costs to include an annual ground rent of £10, an annual service charge of £1388.81 and an annual building's insurance of £396.27. Further information available upon request.

Agent's Note

It is our understanding one of the bedroom previously had asbestos in the floor, however, this has been removed and we hold a copy of the Certificate on file. We would advise potential viewers to satisfy themselves with regards to the second bedroom as flooring may contain asbestos. Further details 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: D Council Tax
 Band: A

Service Charge:
 1388.81

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314717

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jun 2020. 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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