



Connells

Packington Place
Leamington Spa



Property Description

An immaculate and modern two bedroom first floor apartment, ideally situated within a short walk of the train station and town centre, offering both convenience and contemporary living.

The beautifully presented apartment was thoughtfully upgraded in 2021, featuring a stylish new kitchen and sleek modern shower room. The accommodation comprises a well maintained communal entrance leading to a private entrance hallway, a spacious light filled lounge, a contemporary fitted kitchen, two well proportioned bedrooms, the master benefiting from ensuite shower room as well as a modern shower room finished to a high standard.

Externally the property benefits from a secure gated car park with one allocated parking space, providing both convenience and peace of mind.

This superb apartment is perfect for first time buyers, professionals or investors seeking a ready to move into home in a highly convenient location.

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 rising to all floors. This flat is situated on the first floor.

Entrance Hallway

Welcoming entrance hallway with a built-in cupboard, a radiator and doors to the lounge, both bedrooms and the shower room.

Lounge/Diner

Spacious, light and airy lounge consisting of two radiators, two double glazed sash windows to side elevation and French doors leading into the kitchen.

Kitchen

Newly fitted in 2021 with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink. There is an integrated, eye-level, electric oven and gas hob with cooker hood

over, whilst providing space for a washing machine and space for a fridge/freezer.. With a double glazed sash window to side elevation.

Bedroom One

Generously sized double bedroom having a radiator, a double glazed sash window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin with vanity unit, shower cubicle with drencher shower and a W/C with concealed cistern. Having fully tiled walls, a fitted towel rail and an extractor fan.

Bedroom Two

Double bedroom with a radiator and a double glazed sash window to front elevation.

Shower Room

Fitted in 2021 with a modern three piece suite comprising a wash hand basin, walk-in double shower and a low level W/C. Having fully tiled walls and a fitted towel rail.

Parking

One allocated parking space within the gated car park.

Lease Information

The property is leasehold with a lease length of 150 years from 1st August 2001. The property is subject to management charges to include an annual ground rent of £75 and an annual service charge of £1,225.22.





First Floor

Total floor area 58.8 m² (633 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



To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: C Council Tax Band: B

Service Charge: 1225.22

Ground Rent: 75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315159

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Aug 2001. 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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