



Connells

Spencer Street
Leamington Spa



Property Description

Charming one bedroom town centre apartment!

Located in a stunning Grade II listed building, this beautiful one bedroom apartment offers a unique blend of character and modern convenience.

The property features;

Open plan lounge dining room boasting picture rails and a tall sash window flooding the room with natural light.

A separate modern kitchen with another tall sash window providing ample natural light.

Spacious double bedroom with fitted wardrobes offering ample storage space.

Modern fitted shower room with a clean and minimalist design.

Communal courtyard garden to the rear of the building.

Communal laundry room located in the basement level.

This apartment boasts a prime town centre location with easy access to an abundance of local amenities, shops and restaurants.

A rare opportunity to own a piece of history in a beautiful Grade II listed building. Viewing highly recommended!

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 Hall

Access via Communal front door, with stairs leading to the first floor and a door to the communal cellar.

Entrance Hall

A welcoming entrance hall having a telephone entry system, ceiling spotlights, a loft hatch, electric radiator and a built-in cupboard housing the hot water tank. With doors to all rooms.

Lounge Dining Room

13' 9" into alcove x 14' 2" (4.19m into alcove x 4.32m)

A spacious light and airy lounge comprising picture rails, floor to ceiling

sash windows to front elevation, fitted wall lights and a electric radiator.

Kitchen

10' max x 6' 4" max (3.05m max x 1.93m max)

Modern fitted kitchen with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a Belfast sink. There is an electric oven and electric hob with cookerhood over, a built-in under counter fridge and space for a washing machine. Comprising ceiling spotlights and a floor to ceiling sash window to front elevation.

Bedroom

10' 7" to wardrobes x 10' 1" max (3.23m to wardrobes x 3.07m max)

Double bedroom with fitted wardrobes, a floor to ceiling sash window to front elevation.

Shower Room

Fitted with a white three piece suite, comprising a wash hand basin, corner shower cubicle and a low level WC. The bathroom also benefits from ceiling spotlights, an extractor fan and partly tiled walls.

Communal Gardens

Located to the rear of the building is the communal courtyard style garden.

Communal Laundry Room

Located in the cellar and offering a practical solution for residents.

Lease Information

The property is leasehold and is subject to management costs to include an annual ground rent of £100. The property will be subject to an annual service charge, however a new management company is in the process of changing and the charges are yet to be confirmed. For reference the previous annual service charge was £2326. The current lease on Land Registry is showing as 99 years from 24th June 1986, however the lease has been extended to 189 years from 1986. There is a pending application to have this update with Land Registry and can be expedited once a sale has been agreed. Further information available upon request.

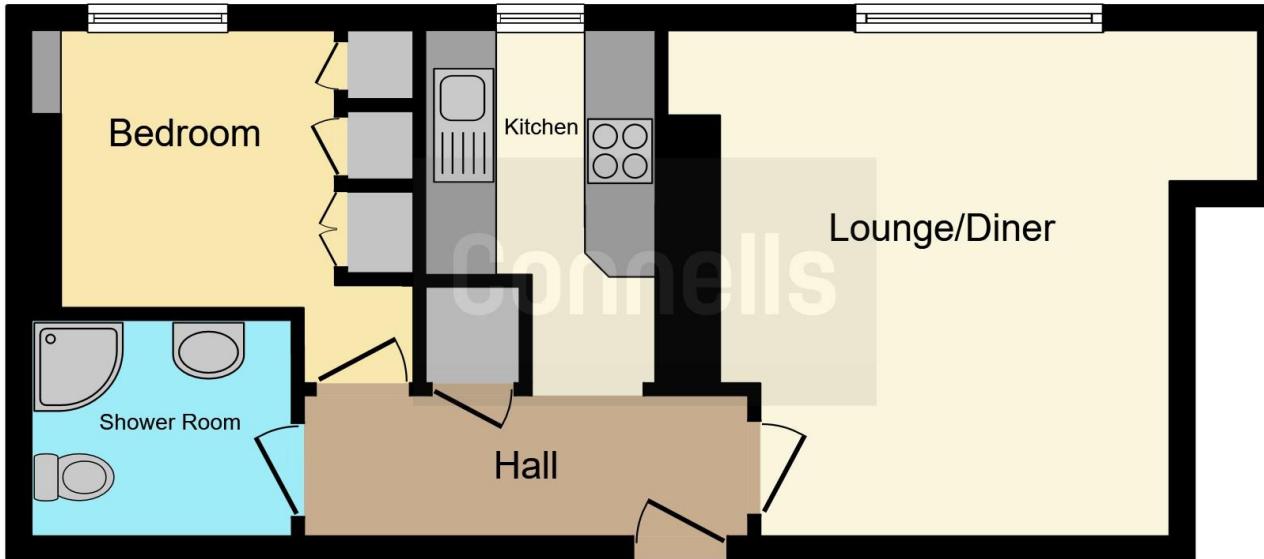
Furthermore, our seller has advised that all windows been recently reconditioned and the

one in the bedroom has been replaced.

Seller's Comments

From the moment I first stepped inside, I was captivated by this flat. The large sash windows, tall ceilings, and elegant character instantly won me over. And the location is unbeatable-just a short stroll to the beautiful Jephson Gardens, charming independent cafés in Leamington Spa, and only a stone's throw from the train station. Commuting to work was a breeze, and weekends were pure joy. I'm certain the next owner will love this home as much as I have, and I wish them every happiness here.





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: E
 Council Tax
 Band: A

Service Charge:
 2326.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314275

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1986. 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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Property Ref: SPA314275 - 0006

