



Connells

Park House Avenue Road
Leamington Spa

Park House Avenue Road Leamington Spa CV31 3PG

for sale guide price
£260,000



Property Description

Situated in a highly desirable town centre location, within easy walking distance of the town's excellent amenities and train station, this immaculate and beautifully presented two double bedroom apartment offers stylish, high-specification living throughout.

Finished to an exceptional standard, the property benefits from underfloor heating throughout and offers light-filled, contemporary accommodation ideally suited to professionals, downsizers, and commuters alike.

The accommodation comprises a welcoming entrance hallway featuring a striking skylight, creating a bright and inviting first impression. At the heart of the home is a stunning open-plan kitchen, dining and living space, thoughtfully designed for modern living and entertaining. The high-quality fitted kitchen opens seamlessly into the dining area, whilst French doors lead onto a charming Juliet balcony, allowing an abundance of natural light to flood the room. An additional lounge area provides further versatile living space.

There are two generous double bedrooms, including a superb principal bedroom with a contemporary en-suite shower room. A stylish family bathroom serves the remainder of the accommodation.

Externally, the property benefits from allocated off-road parking located to the rear of the building, providing convenience and security.

This apartment offers a rare combination of modern luxury, spacious accommodation and an enviable town centre position.

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.

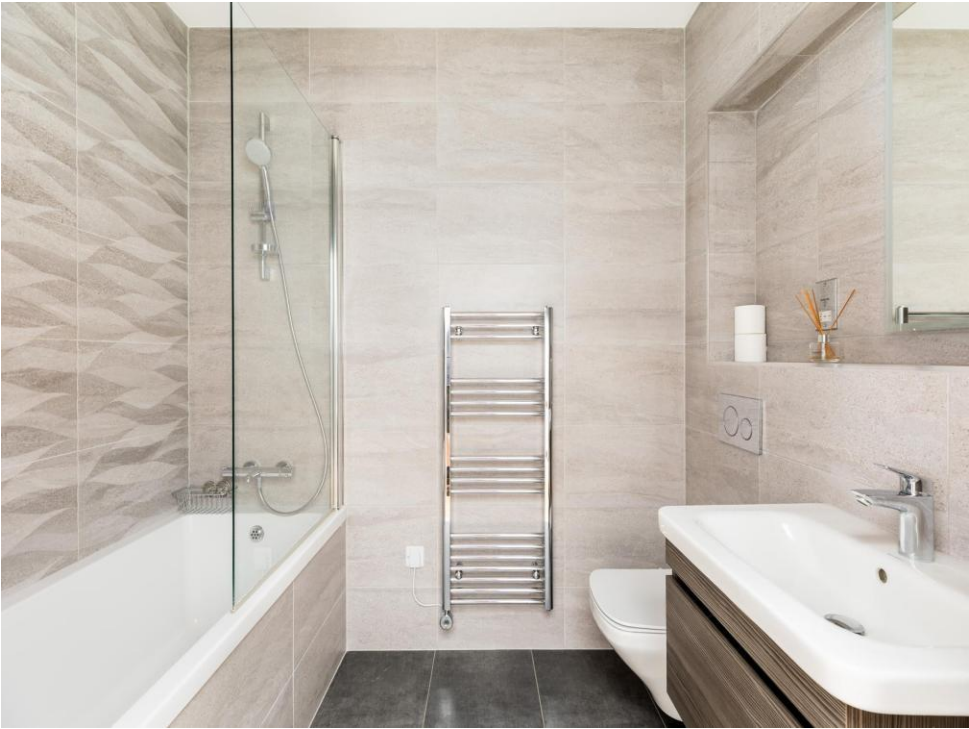
Lease Information

The property is being sold with a share of the freehold. The lease length is 125 years from 7th April 2017. The property is subject to management costs to include an annual service charge of £1,750.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









First Floor

Total floor area 70.3 m² (757 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

Connells

To view this property please contact Connells on

T 01926 881 441

E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
Band: B

Service Charge:
1750.00

Ground Rent:
1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315593

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Apr 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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: SPA315593 - 0006