



The Basement Flat Willes Road | Leamington Spa | CV32 4PR €185,000



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****Being sold at Public Auction** **Cash Buyers Only****

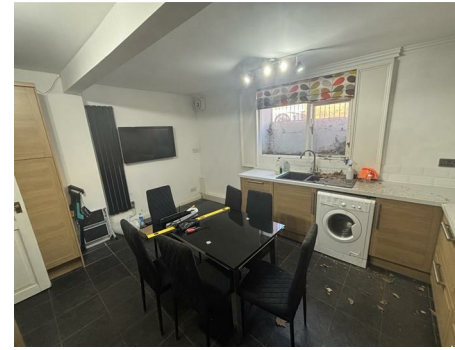
Nestled on Willes Road in the charming town of Leamington Spa, this spacious two bedroom basement flat presents an excellent opportunity for both first-time buyers and savvy investors. Located just a short stroll from the vibrant town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities.

The property, which is offered with no onward chain, is in need of modernisation, allowing you to put your personal touch on the space and create a home that truly reflects your style. The flat features a welcoming front garden, providing a pleasant outdoor area to enjoy.

Inside, you will find two well-proportioned bedrooms, a bathroom, a kitchen, and a comfortable living room, all of which offer ample space for relaxation and entertaining. With a little creativity and effort, this apartment can be transformed into a delightful living space.

This property is being sold through a traditional auction method not only offering a fantastic chance to invest in a desirable location but also a blank canvas for those looking to make their mark.

Don't miss out on the potential this flat has to offer in the heart of Leamington Spa.





Living Room
19'8" x 9'10"

Bedroom Two
8'10" x 8'6"

Kitchen
15'3" x 12'0"

Bedroom One
14'9" x 10'11"

Tenure

The property is leasehold and has a lease of 999 years starting from 1973. We believe the service charge is £900 per year but please note at this stage we are still looking to see evidence and it a rough guide not factual.
The Council Tax Band is B.

Auction Conditions Of Sale

Conditions of Sale The Lot will be sold subject to the special and general conditions of sale which have been settled by the Vendors Solicitors. These conditions and the contract may be inspected during the usual office hours at the offices of the Solicitors and at the Auctioneers offices for the previous five working days before the sale and will be available for inspection on the day of the sale. The purchasers shall deem to bid on the terms whether they have inspected or not.

The auction will be held on Tuesday 3rd November 2026 commencing at 6pm at Alderson House, Warwick, CV34 4AX
Solicitor: Kiren Rai @ Alsters Kelly e-mail: kiren.raialsterskelley.com

Auction Price Information

Guides are provided as an indication of each seller's minimum expectations. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range of no more than 10% above the single figure Guide.

Guidance to Buying At Auction

Attention is drawn to the general and special conditions of sale. If one is the successful bidder, upon the fall of the gavel there is a binding contract. The purchaser is immediately at risk in relation to the property and therefore should ensure that he has the ability to complete on the appropriate day and also ensure that insurance cover is made. Completion will take place within 28 working days of the Agreement. The successful bidder will sign a contract on the night of the sale and pay 10% deposit of the purchase price and a Buyer's Premium of £500 + VAT. . The Auctioneer has the right, as Agents for the Vendors, and the Purchasers at this stage to complete the contract. Any guide price mentioned in negotiations or discussed with the Auctioneer, or any of their representatives, should not be relied upon by a prospective purchaser as representing a professional opinion for any purpose in accordance with the requirements or guidance notes of the relevant bodies.

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

Unsold Lots: If you wish to register your interest or submit a post auction offer on any unsold Lot, please speak directly to James Hawkesford if you are bidding in the room, or phone 01926 438122 or email: JMH@hawkesford.co.uk

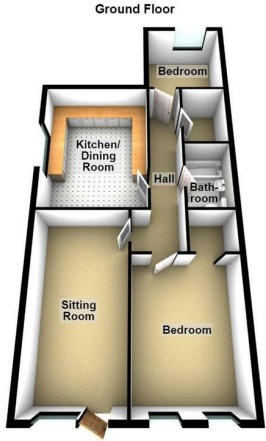
Note Bene

The above property will be offered for sale by Public Auction subject to Reserve, prior sale and conditions.

The Contract and Conditions will be available at the office of the Auctioneers together with the Vendors Solicitors for a period of seven days prior to the auction sale.

The Contract and Conditions of sale will be available at the place of auction for inspection but will not be read.

All interested parties should fully satisfy themselves as to their financial position to proceed before making any bids.



Total area: approx. 76.8 sq. metres (827.0 sq. feet)



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	