





Property Description

Situated in the desirable Harbourne Close, this well-presented two double bedroom ground floor flat offers an excellent opportunity for first-time buyers, investors, or those looking to step onto the property ladder.

The property features a spacious and bright living area, providing the perfect space for both relaxation and entertaining. A separate fitted kitchen offers practicality and convenience, while the accommodation is further enhanced by two generous double bedrooms.

The bathroom is well-appointed, comprising both a bath and overhead shower, catering to modern living needs.

Externally, the property benefits from an allocated parking space, adding to its everyday convenience.

Ideally positioned, this home is within close proximity to Kenilworth town centre, providing easy access to a range of shops, cafés, and local amenities. It is also conveniently located near Kenilworth railway station, making it ideal for commuters, and falls within the catchment of highly regarded primary and secondary schools.

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.

Entrance Hall

Secure coded entrance into communal area leading to main front door

Living Room

Spacious and light living area with bay area, ideal for a small dining/breakfast area or alternatively an office/ study space.

Kitchen

Separate kitchen with built-in cooker and various applicances in addition to plenty of cupboard and storage space

Bedroom 1

Generously sized main bedroom

Bedroom 2

Double bedroom with view to rear aspect of property

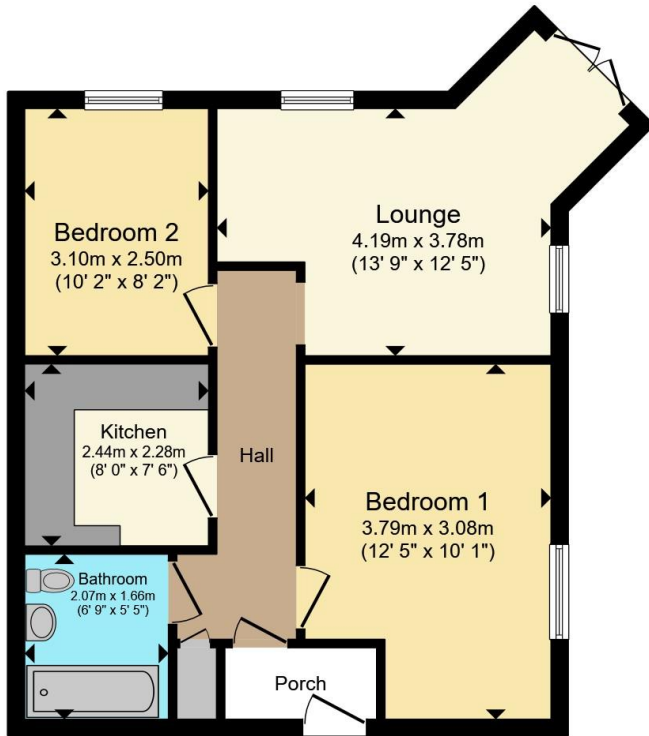
Main Bathroom

White 3-piece bathroom with bath and shower facilities

Allocated Parking

Dedicated and allocated parking space for one car





Total floor area 49.9 m² (537 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 Atkinson Stilgoe on

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29 Warwick Road
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EPC Rating:
Awaited

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305573

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

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