



**Connells**

Park Lane  
Southam



### Property Description

Beautifully presented and deceptively spacious two bedroom ground floor apartment.

The accommodation comprising, generous and useful entrance hallway, light and airy lounge, fitted kitchen, two double bedroom, a bathroom and a separate W/C.

Externally there is a shared courtyard and access to a brick built store.

Close to Southam town centre and all its amenities, this would be perfect for first time buyers and investors.

### 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

Generous and welcoming entrance hall benefitting from a built-in storage cupboard, laminate flooring and doors to all rooms.

### Lounge

11' 1" x 20' 1" ( 3.38m x 6.12m )  
Spacious, light and airy lounge consisting of laminate flooring, an electric fire and double glazed windows to front and rear elevations.

### Kitchen

12' 1" x 6' 4" max ( 3.68m x 1.93m max )  
Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Housing the combi-boiler and providing space for appliances and comprising laminate flooring and a double glazed window to rear elevation.

### **Bedroom One**

11' x 13' 1" ( 3.35m x 3.99m )

Double bedroom benefitting from a built-in wardrobe, a radiator and a double glazed window to front elevation.

### **Bedroom Two**

10' 11" x 9' 1" ( 3.33m x 2.77m )

Double bedroom having a double glazed window to front elevation.

### **Bathroom**

Two piece suite fitted with a wash hand basin and bath with shower over. Having fully tiled walls, an extractor fan and a double glazed window to rear elevation.

### **Separate W/C**

Fitted with a low level W/C and a double glazed window to rear elevation.

### **Parking**

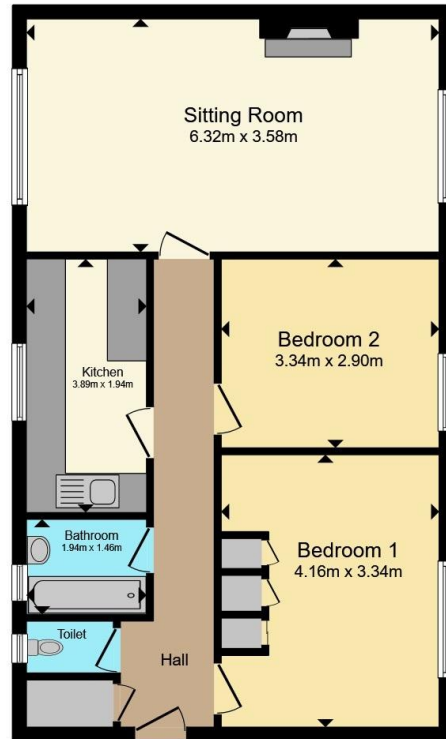
On street parking.

### **On Street Parking.**

### **Lease Information**

The property is leasehold with a lease length of 125 years from 22nd November 2016. There is an annual service charge of £2000 .The property is subject to management costs- further information available upon request.





Total floor area 68.7 m<sup>2</sup> (739 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax Band: A

Service Charge: 2000.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STH105173](http://connells.co.uk/Property/STH105173)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Nov 2016. 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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