Connells

Northumberland Court Northumberland Road Leamington Spa

Northumberland Court Northumberland Road Leamington Spa CV32 6HN

for sale guide price **£160,000**

Property Description

Situated in the highly sought-after North Leamington location of Northumberland Court, this spacious and well-presented two double bedroom ground floor apartment is offered for sale with no onward chain, making it an ideal purchase for downsizers, first-time buyers, or investors alike.

The accommodation is thoughtfully arranged throughout and comprises a welcoming entrance hallway, a generously proportioned dual-aspect lounge dining room providing an abundance of natural light, a modern fitted kitchen, two well proportioned double bedrooms, a family bathroom and the added convenience of am additional separate W.C.

Externally, the property is set within beautifully maintained communal grounds, offering an attractive and peaceful environment for residents. Further benefits include a single garage located en bloc, providing valuable parking or storage space.

Conveniently positioned close to North Leamington's excellent local amenities, parks, and transport links, this fantastic apartment presents a rare opportunity to acquire a well-maintained home in one of the area's most desirable residential locations.

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).

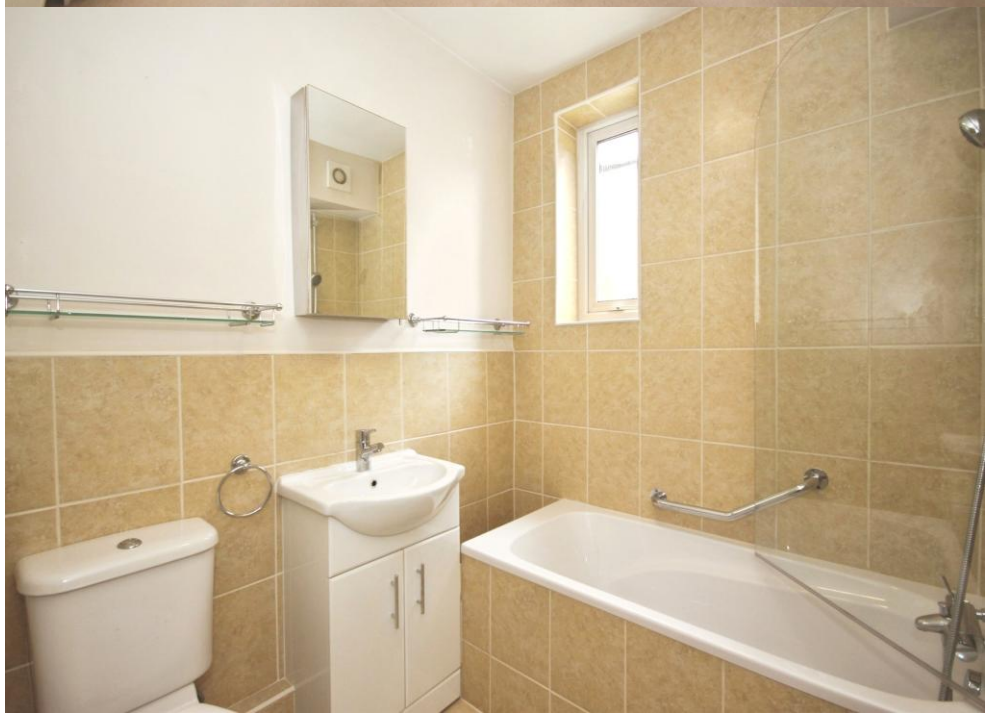
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration 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 leasehold with a lease length of 999 years from 29th September 1963. The property is subject to management charges to include an annual service charge of £1,499.48. We understand from our vendor the property is subject to an annual roofing levy of £1,800 per annum to cover the cost of a new roof. This has been paid for 2026 but will be payable by a new owner in 2027 and 2028. After 2028 this payment will no longer be applicable.



Ground Floor

Total floor area 81.2 m² (874 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

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To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D

Council Tax Band: C

Service Charge: 1499.48

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315820

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.