Connells

Richmond Court St. Marys Road
Leamington Spa

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Leamington Spa CV31 1DA

for sale guide price
£190,000

Property Description

Stunning two double bedroom second floor apartment for sale!

Offered chain free, this beautiful second floor apartment boasts modern living at its finest.

Key features include:

Open plan lounge diner perfect for relaxing or entertaining.
Private balcony ideal for enjoying a morning coffee or al fresco dining.
Modern separate kitchen pairs practicality with a stylish finish.
Two spacious double bedrooms, the master bedroom with fitted wardrobes and dressing table.
Modern bathroom complete with sleek fixtures and fittings.
Ample built in storage through out the apartment, keeping clutter at bay.
Garage en bloc providing additional secure storage.
Beautifully maintained and low maintenance communal garden.

This fantastic apartment offers:

A convenient location within walking distance of the town centre and local amenities.
A chain-free purchase, ensuring a smooth and hassle free transaction.
A modern and stylish living space, perfect for first time buyers, professionals or investors.

Don't miss out of this incredible opportunity!

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.

Communal Entrance

Well-maintained and secure communal entrance with stairs to all floors.

Entrance Hallway
Welcoming entrance hallway having a radiator and two built-in cupboards one of which houses the gas central heating boiler.

Lounge Diner
11' 2" max x 21' 5" (3.40m max x 6.53m)
Generously sized, light and airy lounge diner. Consisting of two radiators, a double glazed window to side elevation and sliding patio doors leading to;

Balcony
With enough space for outdoor seating this is an ideal spot to relax and unwind.

Kitchen
8' 4" x 10' 9" (2.54m x 3.28m)
Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a new sink and drainer unit within the last year. There is an integrated electric oven and new electric hob also fitted within the last year whilst providing space for a washing machine and a fridge/freezer. Having a radiator and a double glazed window to rear elevation.

Bedroom One
10' x 12' 9" max into wardrobes (3.05m x 3.89m max into wardrobes)
Double bedroom with a fitted wardrobe and dressing table, a radiator and a double glazed window to front elevation.

Bedroom Two
9' 1" x 12' 9" (2.77m x 3.89m)
Double bedroom having a radiator and a double glazed window to front elevation.

Bathroom
Three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a heated towel rail, a double glazed window to rear elevation and a built-in cupboard.

Communal Grounds
Beautifully maintained and mainly laid to gravel.

Garage En-Bloc
Situated to the rear of the property, garage no 36, having an up and over door.

Lease Information
The property is leasehold with a lease length of 999 years from 2nd September 1959. The property is subject to management costs to include an annual ground rent of £10 and an annual service charge of £840. Further information available upon request.

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.focalagent.com

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: B

Service Charge: 840.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315148

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Sep 1959. 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.

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