



Connells  
LET & MANAGE

Connells

Spring Pool  
Warwick



## Property Description

A fantastic opportunity to acquire a studio apartment with allocated parking and no onward chain. The property benefits from its own private entrance and in brief comprises; open plan room, separate kitchen and separate bathroom.

Spring Pool is 0.4 miles from the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only 0.6 miles to Warwick train station. It is also 0.9 miles to Warwick hospital and is right next to St Michaels hospital, perfect for health care professionals looking for a short commute.

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.

## 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).



## Entrance Hall

Window to front, loft hatch and cupboard with hanging area.

Been tenanted for 23 years.

## Lounge/Living space

16' 6" x 9' 4" ( 5.03m x 2.84m )

Window to front and skylight.

## Kitchen

9' x 5' 10" ( 2.74m x 1.78m )

Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for cooker, washer, fridge and freezer. Cupboard housing the hot water tank and skylight.

## Bedroom

## Bathroom

Wash hand basin, WC and bath with shower over.

## Loft Space

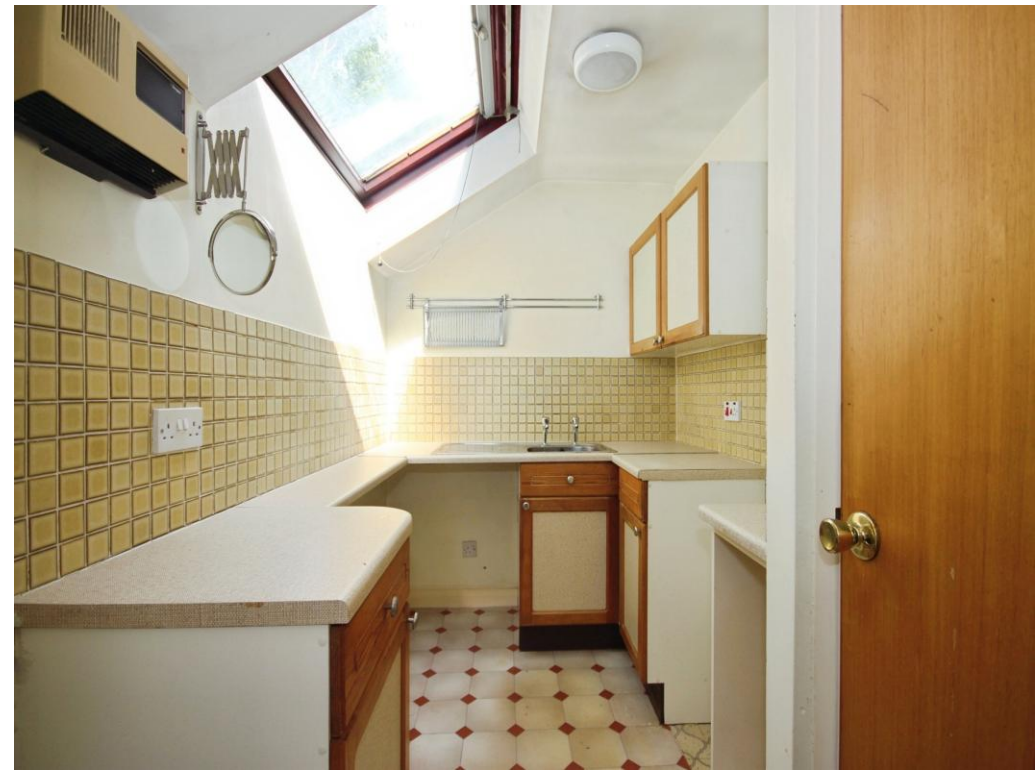
Not boarded.

## Parking

One allocated parking.

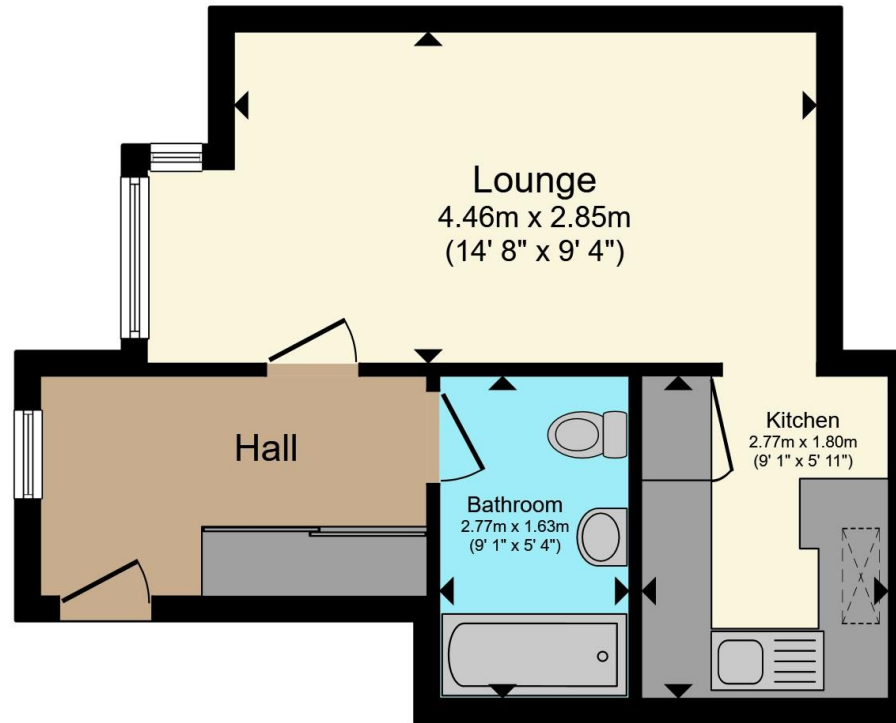
## Vendors Notes

New electrics 3 years ago.









Total floor area 33.2 m<sup>2</sup> (357 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

**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

EPC Rating: D Council Tax Band: A

Service Charge: 960.00 Ground Rent: 25.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107634](http://connells.co.uk/Property/WAR107634)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1984. 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.

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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