





Property Description

Offered for sale with no onward chain, this well-presented one-bedroom ground floor apartment represents an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home in a convenient location.

The accommodation is spacious and thoughtfully arranged throughout, beginning with a welcoming entrance hall that benefits from ample built-in storage, providing practical space for everyday living. The generous lounge/diner is light and airy, offering an ideal setting for both relaxation and entertaining, with a door leading through to the fitted kitchen.

The property further comprises a good-sized double bedroom and a three-piece bathroom suite. There is access to a communal garden as well as an allocated parking space.

With well-proportioned rooms, ground floor accessibility and vacant possession, this apartment is ready for immediate occupation or rental investment.

Combining comfortable living space with excellent potential, this attractive apartment is a fantastic opportunity that should be viewed to be fully appreciated.

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.

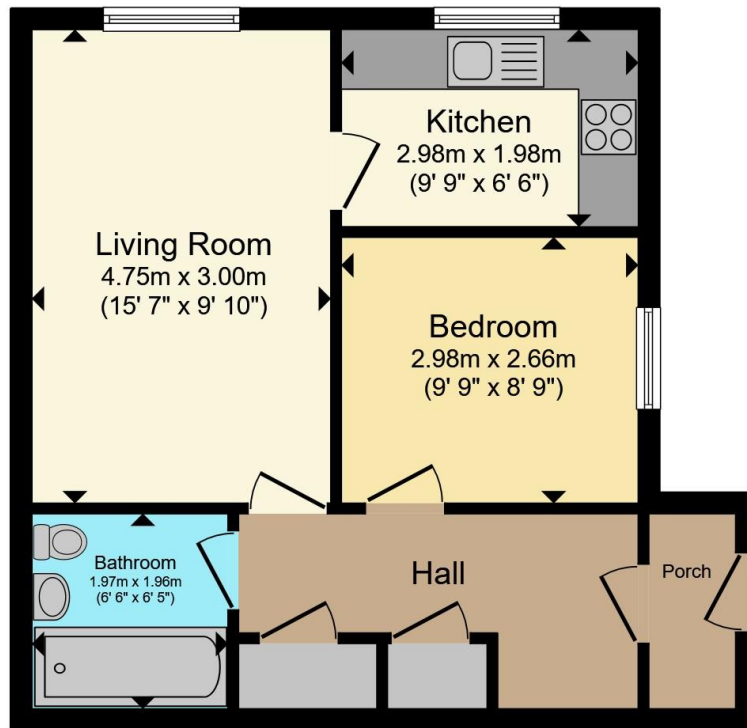
Location

Situated in the popular market town of Southam, Chestnut Place enjoys a convenient position within easy reach of the town centre, offering a wide range of everyday amenities including supermarkets, independent shops, cafés, pubs, GP surgeries and leisure facilities. Families are well catered for with highly regarded local schools nearby, including Southam Primary School, St Mary's Catholic Primary School and the outstanding-rated Southam College. The property also benefits from excellent transport links, with regular bus services serving the surrounding area and easy access to the A423, A425 and M40, providing convenient routes to Leamington Spa, Warwick, Coventry, Rugby and Birmingham. For commuters, Leamington Spa railway station is approximately 6.5 miles away, offering direct services to Birmingham and London.

Lease Information

The property is leasehold with a lease length of 125 years from 1st January 1989. The property is subject to management charges to include an annual service charge of £900.





Total floor area 43.3 m² (466 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 Connells on

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84 Coventry Street
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EPC Rating: C Council Tax
 Band: A

Service Charge: 900.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH105333

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. 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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