



**Connells**

Churchill House Regent Street  
Leamington Spa



### Property Description

Spacious two bedroom apartment in the heart of Leamington Spa - No onward chain.

Situated in a prime central location, this second floor apartment offers scope for some updating, allowing a buyer to personalise the space to their own taste and is within easy reach of Leamington Spa's local shops, restaurants and transports links. The property comprises an open plan lounge dining area open to the kitchen, two bedrooms and a family bathroom.

Externally, the property benefits from communal gated parking to the rear of the building.

Offered for sale with no onward chain this apartment presents an excellent opportunity for first time buyers, investors or anyone looking for a conveniently located home in the heart of Leamington Spa.

### 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 communal entrance with stairs rising to all floors.

### Entrance Hallway

Welcoming entrance hallway having doors to both bedrooms and the lounge diner.

### Lounge Dining Room

9' 4" x 14' 3" ( 2.84m x 4.34m )

Spacious lounge dining room having two double glazed windows to rear elevation and a door to the inner hallway.

### Kitchen

8' 10" x 5' 2" ( 2.69m x 1.57m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. With a double glazed window to rear

elevation.

### **Inner Hallway**

With a built-in storage cupboard and a door to the bathroom.

### **Bedroom One**

11' 3" x 7' 11" ( 3.43m x 2.41m )

Double bedroom with a double glazed window to rear elevation.

### **Bedroom Two**

10' 10" x 6' 9" ( 3.30m x 2.06m )

Double bedroom with a double glazed window to the rear elevation.

### **Bathroom**

Fitted with a three piece suite to include; a wash hand basin, bath with shower over and a low level W/C.

### **Parking**

There is gated communal parking available to the rear of the property.

### **Lease Information**

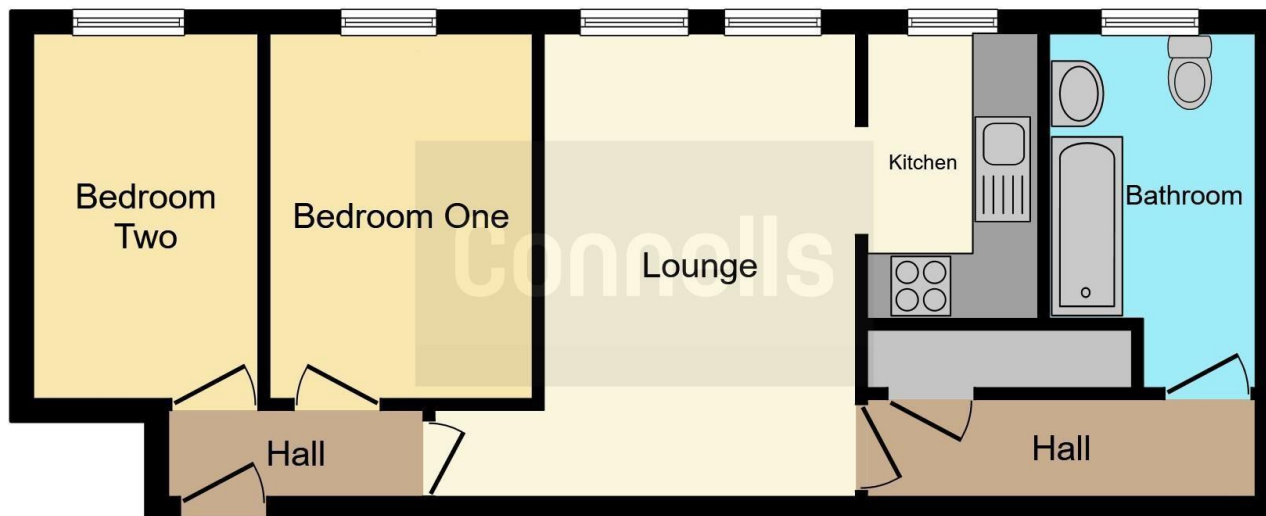
The property is leasehold with a lease length of 145 years from 8th November 2019. This property is subject to management costs to include; an annual service charge of £1,511.28 and an annual ground rent of £50. Further information available upon request.

### **Agent's Note**

We understand from our seller that roof works are due to be scheduled on the building and quotes are currently being obtained by the Management Company. Further information can be available upon request.

In addition we advise the heating system is electric, there are currently no radiators fitted within the property.





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](http://www.focalagent.com)



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: D Council Tax Band: B

Service Charge: 1511.28

Ground Rent: 50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314736](http://connells.co.uk/Property/SPA314736)**

This is a Leasehold property with details as follows; Term of Lease 145 years from 08 Jan 2019. 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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