

Property details approval form

16 Park Lane, Southam, Warwickshire, England, CV47 0JA

Date: 06 May 2026

Property Ref and Version: STH105173 - 0006

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £130,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Nov 2016.

○ Key Features

- > Energy Rating: C
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > WITHIN SCHOOL CATCHMENT AREA
- > GROUND FLOOR APARTMENT
- > TWO DOUBLE BEDROOMS
- > SHARED COURTYARD
- > LIGHT & AIRY ROOMS
- > IDEAL FOR FIRST TIME BUYERS & INVESTORS
- > AMPLE STORAGE & LIVING ACCOMMODATION

○ Short Description

WITHIN SCHOOL CATCHMENT AREA***RENTAL INVESTMENT OPPORTUNITY***TWO DOUBLE BEDROOMS***GROUND FLOOR APARTMENT***CLOSE TO SOUTHAM TOWN CENTRE & AMENITIES***SHARED COURTYARD***AMPLE STORAGE & LIVING ACCOMMODATION***

○ Long Description

Beautifully presented and deceptively spacious two bedroom ground floor apartment.

The accommodation comprising, generous and useful entrance hallway, light and airy lounge, fitted kitchen, two double bedroom, a bathroom and a separate W/C.

Externally there is a shared courtyard and access to a brick built store.

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Close to Southam town centre and all its amenities, this would be perfect for first time buyers and investors.

○ Directions

○ Agents Note

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○ Room Description

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.

Entrance Hall

Generous and welcoming entrance hall benefitting from a built-in storage cupboard, laminate flooring and doors to all rooms.

Lounge

Spacious, light and airy lounge consisting of laminate flooring, an electric fire and double glazed windows to front and rear elevations.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Housing the combi-boiler and providing space for appliances and comprising laminate flooring and a double glazed window to rear elevation.

Bedroom One

Double bedroom benefitting from a built-in wardrobe, a radiator and a double glazed window to front elevation.

Bedroom Two

Double bedroom having a double glazed window to front elevation.

Bathroom

Two piece suite fitted with a wash hand basin and bath with shower over. Having fully tiled walls, an extractor fan and a double glazed window to rear elevation.

Separate W/C

Fitted with a low level W/C and a double glazed window to rear elevation.

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○ Room Description

Parking

On street parking.

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Lease Information

The property is leasehold with a lease length of 125 years from 22nd November 2016. There is an annual service charge of £2000 .The property is subject to management costs- further information available upon request.

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○ Room Description

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○ Property Images

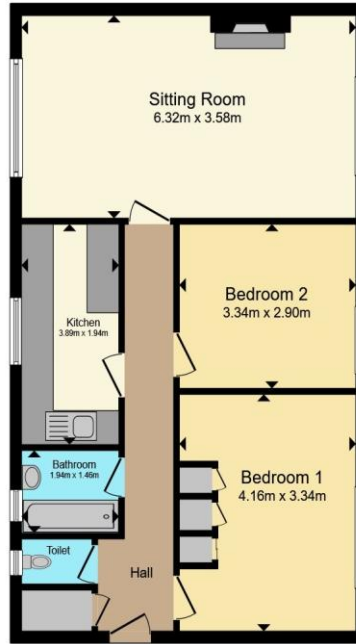
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○ Floor Plan



Total floor area 68.7 m² (739 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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○ Approval

Signature

Date

	Signature	Date
Prestan Reilly-Constable		
Miss A.K. Hancox		