



Connells

Eastfield Road
Leamington Spa



Property Description

Offered to the market with no onward chain and a long lease, with no service charge payable, this first-floor maisonette is ideally located in the heart of Leamington Spa, just minutes from the town centre and within walking distance of the train station.

The property offers excellent potential for modernisation throughout, making it an ideal purchase for first-time buyers, investors, or those looking to put their own stamp on a home.

Upon entering, stairs rise to the first floor where the accommodation begins with a kitchen, followed by a separate, generously sized lounge/diner. There are two double bedrooms and a bathroom, providing well-balanced living space.

Further benefiting the property is a garage, offering convenient additional storage or parking—an excellent advantage so close to the town centre.

This maisonette represents a fantastic opportunity to create a modern home in a highly desirable location.

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.

Private Entrance

Via own private entrance with stairs rising to the maisonette situated on the first floor,

Entrance Hallway

Welcoming entrance hallway with two storage cupboards and an electric storage heater. Having doors off to the kitchen, lounge/dining room, both bedrooms, the family bathroom.

Lounge/Diner

10' 9" x 15' 11" (3.28m x 4.85m)
Light and airy lounge/diner consisting of an electric fire place and a double glazed window to front elevation.

Kitchen

9' 2" max x 10' 1" (2.79m max x 3.07m)
Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising tiled flooring and a double glazed window to front elevation.

Bedroom One

10' 8" x 13' 8" (3.25m x 4.17m)
Double bedroom having an electric storage heater and a double glazed window to rear elevation.

Bedroom Two

10' 2" x 9' 1" (3.10m x 2.77m)
Double bedroom with a double glazed window to rear elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath and a low level W/C. Having partly tiled walls and a double glazed window to side elevation.

Communal Garden

Situated to the rear of the property, being mainly laid to lawn.

Garage En-Bloc

Garage en-bloc situated to the rear of the property and comprising an up and over door.

Lease Information

The property is leasehold with a lease length of 999 years from 1st June 1965. There is an annual ground rent charge of £12. For further information please contact the branch.





Total floor area 58.5 m² (629 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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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: Ask
 Agent

Ground Rent:
 12.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314877

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1965. 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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