



Connells

Romani Close
WARWICK



Property Description

A one bedroom, first floor apartment located in Warwick town centre. This first floor apartment comprises, entrance hall, spacious lounge diner with a Juliet balcony and separate kitchen. There is a good size bedroom with built in wardrobes and a main bathroom. This lovely home features plenty of natural light, an allocated parking space and no onward chain.

Romani Close is an exclusive development well situated in the heart of Warwick. The property is a short 10 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick town offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

If you are a National commuter, you will be glad to know that the M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London and Birmingham along the Chiltern Line. Bus links and road links are fantastic and a short 15 minute walk down the canal takes you to Warwick Parkway Train Station

This location is perfect for health care professionals that work at Warwick Hospital as it is no more than a ten minute walk away. Also the location will suit employees of Jaguar Land Rover as it is conveniently located for all four sites.

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

Storage cupboard and carpeted flooring.

Lounge Diner

15' 2" x 12' 7" (4.62m x 3.84m)

Window to front and French doors opening onto a Juliet balcony.

Kitchen

8' 9" x 5' 4" (2.67m x 1.63m)

Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer. Cooker, hob, washing machine, space for dishwasher and fridge freezer.

Bedroom One

13' 11" x 10' (4.24m x 3.05m)

Window to side, freestanding wardrobes and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin, tiled to splashback, carpeted, white towel rail and window to side.

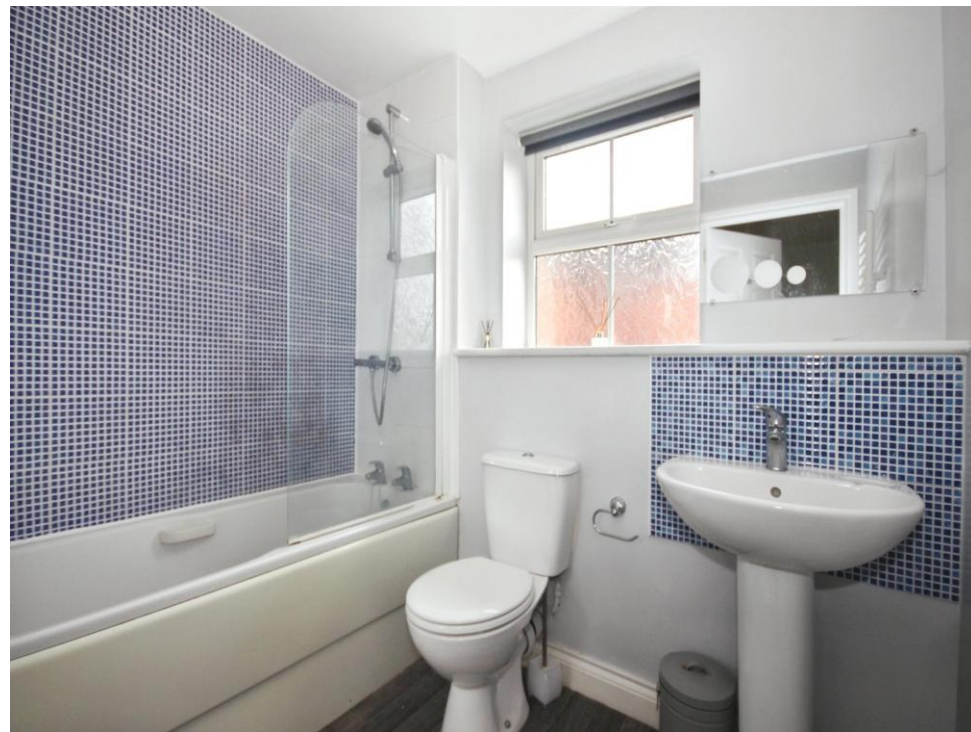
Parking

Car parking space labelled 86.

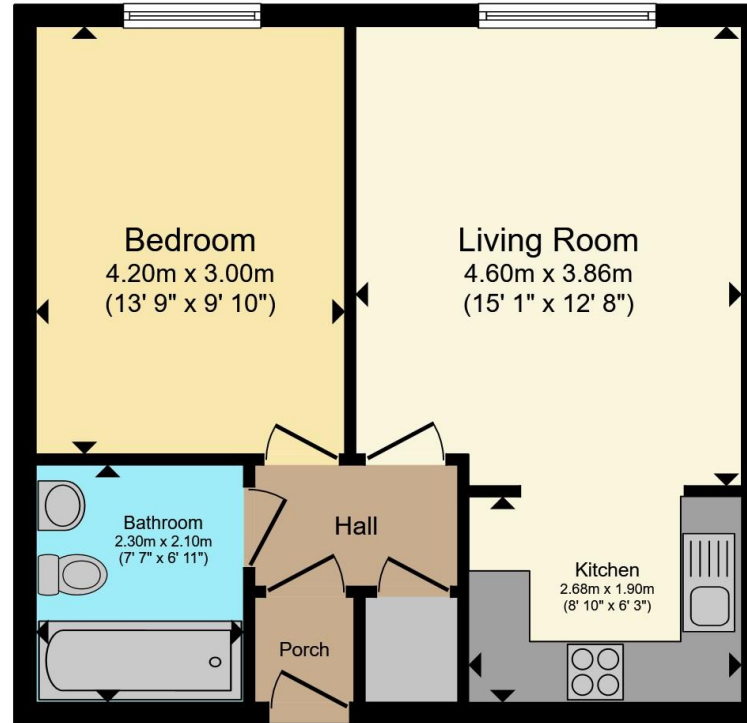
Vendors Notes

Review date for ground rent on 1st November 2044.









Total floor area 46.0 m² (495 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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14 High Street
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EPC Rating: C Council Tax Band: B

Service Charge: 1355.00

Ground Rent: 180.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107608

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2003. 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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Property Ref: WAR107608 - 0002