

Connells

Warwick Place
Leamington Spa

Warwick Place
Leamington Spa CV32 5DF

for sale guide price
£140,000







Property Description

Offered for sale with no onward chain, this charming one double bedroom top-floor apartment presents an excellent opportunity for first-time buyers and investors alike. Combining modern living with attractive character features, including exposed beams, the property offers bright and well-proportioned accommodation throughout, all within easy reach of both Leamington Spa and Warwick town centres.

The accommodation comprises a welcoming entrance hallway, a spacious lounge/diner leading through to the fitted kitchen, a generous double bedroom, and a bathroom.

Externally, the property benefits from one allocated parking space. Ideally positioned and ready for immediate occupation, this delightful apartment offers low-maintenance living in a convenient location, with excellent access to local amenities, transport links, and the wide range of shops, restaurants, and leisure facilities available in both Leamington Spa and Warwick.

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 just a short walk (approx 1 mile) from the heart of Leamington Spa, Warwick Place is a highly desirable location that combines elegant period surroundings with excellent convenience. Residents enjoy easy access to an extensive range of amenities, including independent shops, high-street retailers, cafés, restaurants, supermarkets and leisure facilities within the town centre. The property is well positioned for access to a number of well-regarded primary and secondary schools, making the area attractive to a wide range of buyers. Leamington Spa Railway Station is within comfortable walking distance, providing regular direct services to Birmingham, Coventry and London Marylebone, while the nearby A452, A46 and M40 motorway offer excellent road connections for commuters. The beautiful Jephson Gardens, Victoria Park and the banks of the River Leam are also close by, providing attractive green spaces and recreational opportunities right on the doorstep.

Lease Information

The Property is leasehold with a lease length of 125 years from 1st January 2006. The property is subject to management charges. There is an annual ground rent of £176 and the current annual service charge is £4,046 due to recent works carried and may be subject to change/decrease upon management review.

Agent's Note

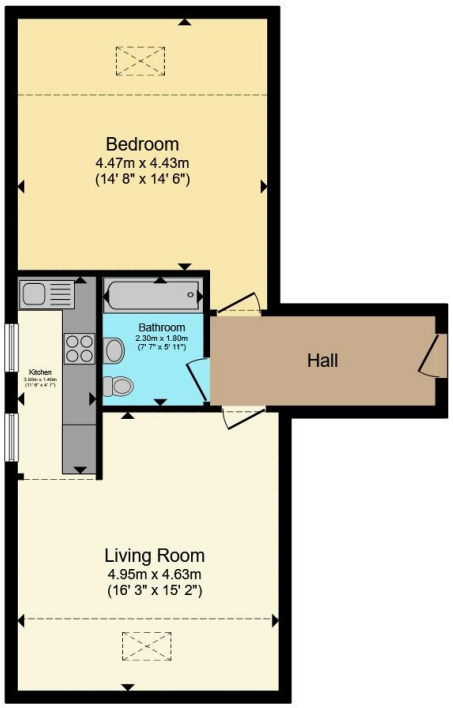
Please note that the lounge and bedroom photographs have been digitally enhanced using AI technology and are intended for illustrative purposes only. These images have been virtually dressed and furnished to demonstrate how the room may look when fully furnished. The property is currently presented differently, and prospective purchasers are encouraged to view the property in person to appreciate its actual condition, size and layout.

Buyer Aml Fee

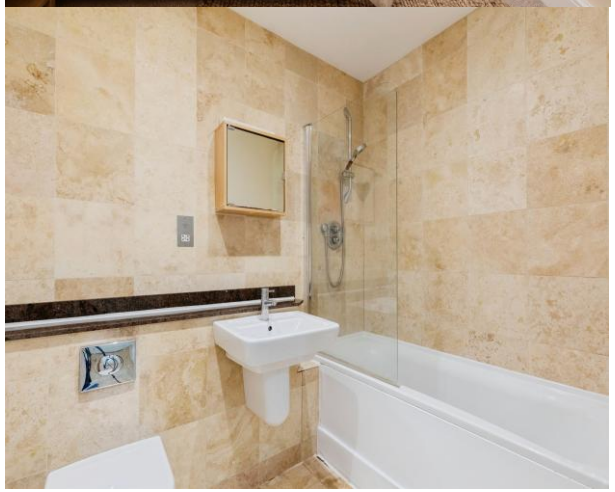
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Second Floor

Total floor area 58.6 m² (630 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

Connells

To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: B

Service Charge: 4046.00

Ground Rent: 176.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315767

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.