



Connells

Carlton House Regent Street
Leamington Spa



Property Description

Situated within a well-maintained development exclusively for the over 55s, this second floor apartment offers comfortable living and excellent potential, with a range of communal facilities and a welcoming community atmosphere.

Perfectly positioned in the heart of the town centre, residents benefit from easy access to local shops, cafés, and transport links, all just a short walk away.

The property is accessed via a communal entrance hallway with a seating area for residents, as well as both lift and stair access to all floors. Residents can also enjoy a communal rooftop garden, providing a peaceful outdoor space with lovely views - perfect for relaxing or socialising with neighbours.

Inside, the apartment would benefit from some updating, allowing the new owner to add their own personal touch. The accommodation includes a porch area with a useful storage cupboard, leading through to the hallway. The fitted kitchen has a window to the side, while the spacious lounge offers a comfortable living area with a pleasant outlook.

There are two bedrooms, with the master bedroom featuring built-in wardrobes and storage cupboards, plus a bathroom fitted with a matching suite.

Further benefits include secure underground parking for residents and no onward chain, making this an ideal opportunity for those looking to downsize or invest in a home they can modernise to their own taste - all within a highly convenient town centre 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.

Communal Entrance

With stairs and a lift to all floors, as well as benefitting from a front desk

reception team.

Porch

Having a front door which opens to a porch area which has a storage cupboard with a second door leading into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with a built-in storage cupboard and doors to all rooms.

Lounge Dining Room

16' 5" x 11' 1" (5.00m x 3.38m)

Spacious lounge having a double glazed window to rear elevation and a storage heater.

Kitchen

9' 8" min x 7' 8" (2.95m min x 2.34m)

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 white goods and a double glazed window to side elevation.

Bedroom One

12' 4" max x 9' 5" min (3.76m max x 2.87m min)

Double bedroom having built-in wardrobes and cupboards, a storage heater and a double glazed window to rear elevation.

Bedroom Two

6' x 10' (1.83m x 3.05m)

Bedroom with a storage heater and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having a heater towel rail and an extractor fan.

Parking

Secure, underground parking for residents which is available on a first come first serve basis.

Terrace

Communal roof top terrace.

Lease Details

The property is leasehold with a lease length of 999 years from 30th June 2023. This property is subject to management costs to include; an annual service charge of £4,128. Further information available upon request.





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

To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 4128.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315199

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 2023. 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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