HAWKESFORD

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Residential
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FLAT 2, BRAY HOUSE, JURY STREET, WARWICK, CV34 4EH



- PUBLIC AUCTION 3/11/26 - ALDERSON HOUSE, WARWICK, CV34 4AX
- EXCELLENT CENTRAL LOCATION
- SPACIOUS ONE BEDROOM FIRST FLOOR FLAT
- BLANK CANVAS FOR MODERNISATION

1 BEDROOM

BY PUBLIC AUCTION £80,000

Located in an excellent central position in the vibrant town centre of Wawick, residents will enjoy easy access to a variety of shops, bars, cafes, and local amenities.

The property, which is offered with no onward chain, is vacant and would benefit from modernisation and redecoration.

Inside, you will find a well-proportioned bedroom, a bathroom, a kitchen, and a comfortable living/dining room, all of which offer ample space for relaxation and entertaining.

This property is being sold through a traditional auction method not only offering a fantastic chance to invest in a desirable location but also a blank canvas for those looking to make their mark.

Entrance
Entrance to the property is via a communal , external staircase which leads up to a communal hallway giving access to the flats front door. The front door opens in to the open plan Kitchen/Living/Dining Room

Kitchen/Living/Dining Room 4.405m x 6.506m
The living /dining area is carpeted to floor with neutral decor to walls and ceiling, two double glazed windows to front elevation overlooking Jury Street, electric heater to wall and there are two light points to ceiling. The kitchen area has a high gloss, tiled floor and a continuation of the neutral decor to walls and ceiling, light point to ceiling. The kitchen is fitted with a range of base and wall units in a white frontage with a brushed chrome handle and a black granite effect melamine worksurface. Integrated appliances of an electric oven with a four ring ceramic hob above with extractor over with a stainless steel backsplash, undercounter fridge, washing machine and a slimline dishwasher. Stainless steel sink with matching drainer with chrome hot and cold mixer tap.

Hallway
From the living room a white painted door leads in to the inner hallway which has a continuation of carpet and decor, light point to ceiling, white painted doors lead in to all rooms, including a useful fitted wardrobe and an additional storage cupboard which houses the fuse box.

Bathroom
Being tiled to floor and having a continuation of the neutral decor to walls and ceiling, walls being tiled to full height around the bath and shower area, light point to ceiling and an extractor to high level, sliding double doors house a useful storage cupboard and the lagged hot water tank. The bathroom is fitted with a chrome heated towel rail, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC and a white bath with chrome hot and cold taps with an electric shower over.

Bedroom 10'2" x 12'0" (3.109m x 3.666m)
Carpeted to floor, neutral decor to walls and ceiling, double glazed window to front elevation overlooking Jury Street, electric heater to wall and there is a light point to ceiling

Auction Conditions Of Sale
Conditions of Sale The Lot will be sold subject to the special and general conditions of sale which have been settled by the Vendors Solicitors. These conditions and the contract may be inspected during the usual office hours at the offices of the Solicitors and at the Auctioneers offices for the previous five working days before the sale and will be available for inspection on the day of the sale. The purchasers shall deem to bid on the terms whether they have inspected or not.

The auction will be held on Tuesday 3rd November 2026 commencing at 6pm at Alderson House, Warwick, CV34 4AX

Solicitor: John Hathaway, Heath & Blenkinsop, 01926 492407

Auction Price Information

Guides are provided as an indication of each seller's minimum expectations. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range of no more than 10% above the single figure Guide.

Guidance to Buying At Auction

Attention is drawn to the general and special conditions of sale. If one is the successful bidder, upon the fall of the gavel there is a binding contract. The purchaser is immediately at risk in relation to the property and therefore should ensure that he has the ability to complete on the appropriate day and also ensure that insurance cover is made. Completion will take place within 28 working days of the Agreement. The successful bidder will sign a contract on the night of the sale and pay 10% deposit of the purchase price and a Buyer's Premium of £500 + VAT. . The Auctioneer has the right, as Agents for the Vendors, and the Purchasers at this stage to complete the contract. Any guide price mentioned in negotiations or discussed with the Auctioneer, or any of their representatives, should not be relied upon by a prospective purchaser as representing a professional opinion for any purpose in accordance with the requirements or guidance notes of the relevant bodies.

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller’s solicitor on Completion. You must read the Legal Pack carefully before bidding.

Unsold Lots

If you wish to register your interest or submit a post auction offer on any unsold Lot, please speak directly to James Hawkesford if you are bidding in the room, or phone 01926 438122 or email: JMH@hawkesford.co.uk

Note Bene

The above property will be offered for sale by Public Auction subject to Reserve, prior sale and conditions. The Contract and Conditions will be available at the office of the Auctioneers together with the Vendors Solicitors for a period of seven days prior to the auction sale. The Contract and Conditions of sale will be available at the place of auction for inspection but will not be read. All interested parties should fully satisfy themselves as to their financial position to proceed before making any bids.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Lounge/Dining/Kitchen Area



Hallway leading from living area



Bedroom



Bathroom



Rear view from staircase



