

PORTLAND STREET, LEAMINGTON SPA CV32 5EY



A TWO BEDROOM TOWN CENTRE APARTMENT BEING SOLD AT PUBLIC AUCTION.

- BEING SOLD AT PUBLIC AUCTION 20th MAY AT ALDERSON HOUSE, WARWICK
 - NO CHAIN
 - TWO BEDROOMS
 - COMMUNAL GARDEN
 - BATHROOM
- OPEN PLAN LIVING/DINING
 - KITCHEN
- TOWN CENTRE LOCATION
 - PETS NOT ALLOWED

2 BEDROOMS

BY PUBLIC AUCTION £200,000

A TWO BEDROOM APARTMENT WITHIN CLOSE PROXIMITY OF LEAMINGTON SPA TOWN CENTRE.

Front

The property is located on the top floor. The communal front door is accessed via elevated steps.

Living Room 17'10" x 11'10" (5.45 x 3.63)

Having sash windows to the front aspect, light points and a radiator. Through access into the kitchen.

Kitchen 11'1" x 9'10" (3.38 x 3.01)

A sash window to the rear aspect, spotlights to ceiling and a built in storage cupboard. Plenty of cupboard space above and below kitchen worktop.

Bedroom One 10'2" x 8'5" (3.12 x 2.58)

With a sash window to the front aspect, built in wardrobes, light point and a radiator.

Bathroom 7'10" x 6'0" (2.39 x 1.84)

With a sash window to the rear aspect, light point, bath with shower attachment, WC, sink and a radiator.

Bedroom Two 11'1" x 7'3" (3.40 x 2.22)

With a sash window to the rear aspect, light point and a radiator.

Communal Garden

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.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is

Tenure

66yrs remaining based on being 99yrs when purchased in 1994. The service charge is £100/month. The new Owner is eligible to be a Director in Maple House Management Company who own the Freehold.

Viewings

Strictly by appointment through Hawkesford on 01926 430553

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 Wednesday 20th May commencing at 6pm at Alderson House, 23 High Street, Warwick CV34 4AX

Solicitor: Heath & Blenkinsop Solicitors, 42 Brook St, Warwick CV34 4BL

Phone: 01926 492407 Law@heathandblenkinsop.com

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.











