



1 bed apartment to buy in CV31

13 Avenue Road, Leamington Spa,
Warwickshire, CV31 3PG

£135,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ One-bedroom second-floor
- ✓ Approx. 118 years remaining on
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Auction in connection with Courtney Downing Estates are pleased to offer this one-bedroom second-floor apartment, offered for sale with no upward chain and ideally positioned within walking distance of Leamington Spa town centre and railway station.

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

The accommodation comprises an entrance lobby, open-plan lounge/kitchen, double bedroom and bathroom, creating a practical and low-maintenance home ideal for first-time buyers, investors or those seeking a convenient town-centre base.

The property benefits from residents' parking for up to three cars and has approximately 118 years remaining on the lease.

Positioned on Avenue Road, an attractive tree-lined avenue, the property is within easy reach of The Parade and approximately a three-minute walk from Leamington Spa railway station, providing direct services to London Marylebone in around one hour 20 minutes.

Leamington Spa offers an excellent choice of independent and high street shops, restaurants, cafés and bars, together with beautiful architecture, parks and gardens.

With no upward chain, residents' parking, a long lease and excellent transport links, this property represents an attractive opportunity for both first-time buyers and investors.

Viewing is recommended.

Auction Details - Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the

purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the

agreed purchase price and consideration should be made by the purchaser in relation to any Stamp

Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to

pass their details to third party service suppliers, from which a referral fee may be obtained. There is

no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 118

Annual Service Charge Amount: £1,605.00

Price: Starting Bid £135,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Lobby

Parking spaces for 3 residents, security intercom entrance door leading to stairs to second floor.

Access

Front door leading to entrance lobby.

Lobby

Doors leading to lounge/kitchen, bedroom, bathroom and storage cupboard, laminate effect floor.

Lounge open plan to the kitchen

4.66m x 3.99m (15'3" x 13'1")

Base units and worksurface, sink and drainer, plumbing for a washing machine, wall mounted boiler, side facing window, wall mounted gas heater, extractor fan, laminate effect floor.

Bedroom 1

3.38m x 2.41m (11'1" x 7'10")

Side facing window, laminate effect floor.

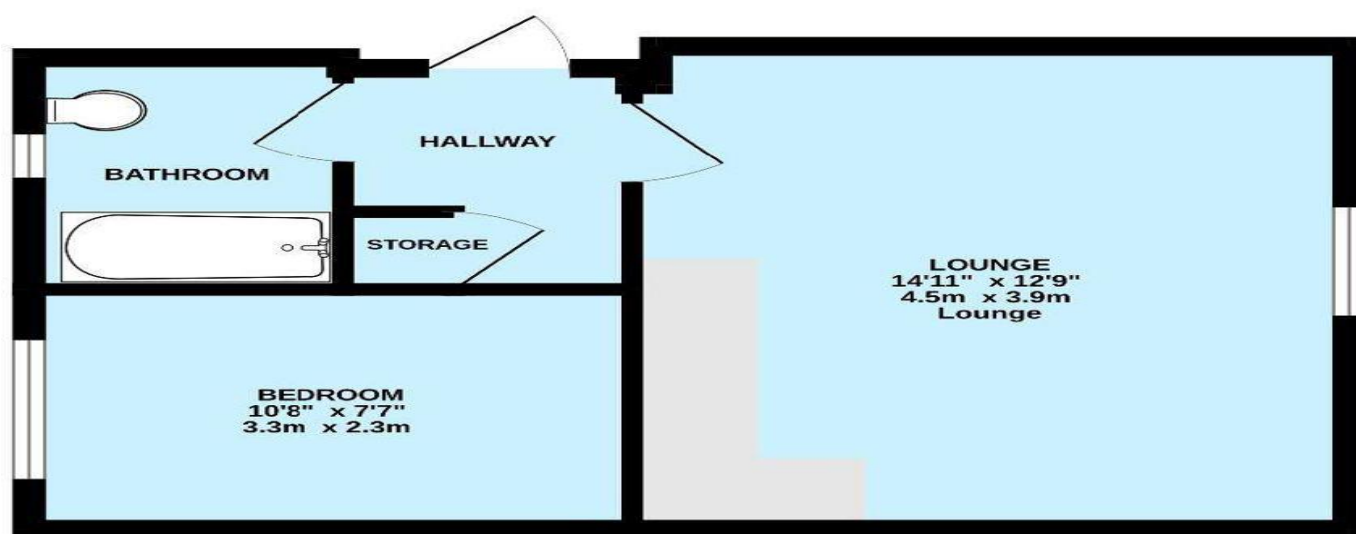
Bathroom

Panel enclosed bath with thermostatic shower over, low flush wc, sink and pedestal, side facing window, wall mounted electric heater, laminate effect floor.

Garden

Communal gardens and bin storage area for residents.

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 352 sq.ft. (32.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

13 Avenue Road, Leamington Spa, Warwickshire, CV31 3PG

Contact your local branch today for more information on this property:

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