



PRIVATE
PROPERTY

The Knibbs, Smith Street, Warwick

Guide Price £150,000 Leasehold

1 bedroom terraced house for sale

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000.

Offered for sale with no upward chain, this charming traditional one-bedroom leasehold terrace property presents an exceptional opportunity for first-time buyers, investors or those looking to downsize. Benefitting from an impressive 973 years remaining on the lease and an allocated parking space, this beautifully presented home has been tastefully modernised throughout whilst retaining a warm and homely feel.

Tucked away in a private position just moments from the heart of Warwick, the property offers a unique sense of privacy and tranquillity whilst remaining within easy walking distance of the town's extensive amenities. Combining traditional character with contemporary interior styling, this well-maintained home is ready to move straight into and enjoy, providing comfortable, low-maintenance living in a highly sought-after location.

The accommodation briefly comprises a modern fitted kitchen and contemporary shower room to the ground floor, with stairs leading to a spacious first-floor lounge and a generous double bedroom. This delightful property perfectly blends period charm with modern-day living, creating a characterful home ideally suited to a variety of purchasers.



Smith Street is widely regarded as one of Warwick's most desirable and historic locations, offering an enviable lifestyle with an excellent selection of independent cafés, restaurants, traditional public houses, boutique shopping and everyday amenities all within easy walking distance. Renowned for its rich history and stunning architecture, including the iconic Warwick Castle, Warwick provides a truly exceptional setting for both homeowners and investors alike.

Early viewing is highly recommended to fully appreciate the charm, character and location that this wonderful home has to offer.

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 non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc 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: B (Warwick District Council)

Tenure: Leasehold (973 years)

Ground Rent: £0 per year

Service Charge: £48 per month

Lease Term

999 years from 29 September 2000

Communal annual insurance premium £250

Parking options: Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Allocated car parking space

Tenure

Leasehold



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-) A		(92-) A	
(81-91) B		(81-91) B	86
(69-80) C		(69-80) C	
(55-68) D	65	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
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