



# Apartment , The Space, Leamington Spa

Guide Price £210,000 Leasehold

2 bedroom apartment for sale

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000.

Located within the highly sought-after The Space development, this impressive third-floor two-bedroom apartment is offered for sale as an investment opportunity with a tenant already in situ, currently generating £1,400 PCM.

Accessed via a secure intercom entry system leading into a welcoming communal reception lobby, the building benefits from both lift and stair access to all floors. The apartment itself offers contemporary open-plan living, featuring a spacious lounge, dining and kitchen area fitted with a range of fully integrated appliances, creating a bright and stylish living space ideal for modern lifestyles.

The generous principal bedroom benefits from built-in wardrobes and a modern En-suite shower room, whilst the second double bedroom is served by a well-appointed main bathroom.

Residents of The Space also enjoy access to a communal decked terrace, whilst the property is overlooking the attractive Christchurch Gardens, providing an excellent outdoor space to relax and unwind.

Perfectly positioned in the very heart of Leamington Spa town centre, the property is just moments from an excellent selection of



independent cafés, restaurants, bars, shops, supermarkets and excellent transport links, making it an attractive proposition for tenants and investors alike.

#### 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: D (Warwick District Council)

Tenure: Leasehold (980 years)

999 years (less 1 day ) from 18/01/2007

Electricity supply: Mains

Heating: Gas Mains

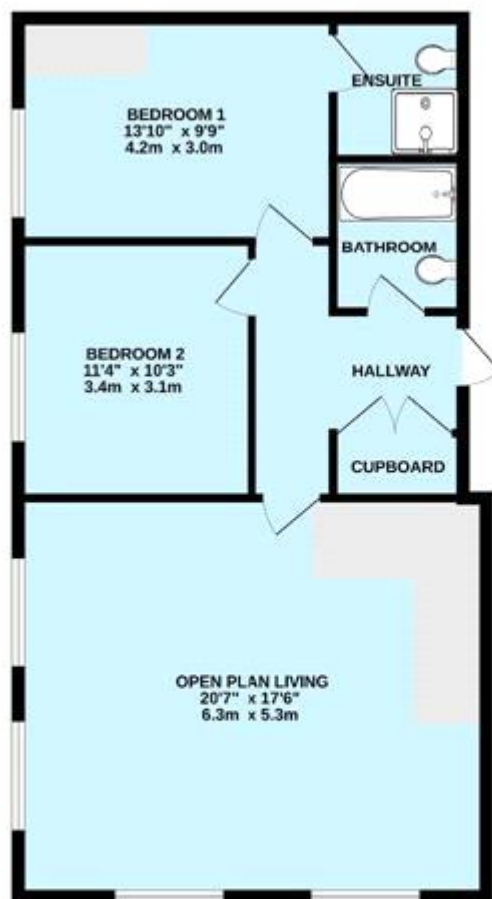
Water supply: Mains

Sewerage: Mains

Accessibility measures: Lift access

**Tenure**

Leasehold



TOTAL FLOOR AREA : 773 sq ft (71.8 sqm.) approx.

While every attempt has been made to ensure the accuracy of the foregoing dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here, are shown as intended and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                                                                                                                                         |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                   |         |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|----------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                                                  | Current | Potential |                                                                                                                                  | Current | Potential |
| Very energy efficient - lower running costs<br>(92-)                                                                                                                             |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92-)                                                         |         |           |
| A                                                                                                                                                                                |         |           | A                                                                                                                                |         |           |
| (81-91)                                                                                                                                                                          |         |           | B                                                                                                                                |         |           |
| B                                                                                                                                                                                |         |           | (69-80)                                                                                                                          |         |           |
| (69-80)                                                                                                                                                                          |         |           | C                                                                                                                                |         |           |
| C                                                                                                                                                                                |         |           | (55-68)                                                                                                                          |         |           |
| (55-68)                                                                                                                                                                          |         |           | D                                                                                                                                |         |           |
| D                                                                                                                                                                                |         |           | (39-54)                                                                                                                          |         |           |
| (39-54)                                                                                                                                                                          |         |           | E                                                                                                                                |         |           |
| E                                                                                                                                                                                |         |           | (21-38)                                                                                                                          |         |           |
| (21-38)                                                                                                                                                                          |         |           | F                                                                                                                                |         |           |
| F                                                                                                                                                                                |         |           | (1-20)                                                                                                                           |         |           |
| (1-20)                                                                                                                                                                           |         |           | G                                                                                                                                |         |           |
| Not energy efficient - higher running costs                                                                                                                                      |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                  |         |           |
| England & Wales                                                                                                                                                                  |         |           | England & Wales                                                                                                                  |         |           |
| EU Directive 2002/91/EC                                                                                                                                                          |         |           | 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 <sub>2</sub> ) |         |           |

Viewing by appointment only  
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