



25 Colina Close, Willenhall, Coventry, CV3 3EG

Asking Price £120,000



Two Bedroom Ground Floor Apartment
Re-Fitted Kitchen with Island
Through Lounge Diner
Two Bedrooms
Re-Fitted Bathroom
Communal Gardens
Communal Parking
Popular Location

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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Accommodation comprises:

Communal entrance with intercom and door into building.

Ground Floor Apartment

Door into:

Kitchen

3.0m (9' 10") approx x 3.4m (NaN") approx
Ample wall and base units with worktops over. Sink unit with mixer tap, induction hob with extractor above. Integrated oven, Space for washing machine, space for tumble dryer, space for fridge freezer, Island for informal dining, UPVC double glazed window to the rear, Intercom phone to allow access into the apartment.

Lounge/Diner

4.3m (14' 1") approx x 3.3m (10' 10") approx
Electric storage heater, Space for dining table, UPVC double glazed window to the front. Door into:

Hallway

All Rooms off.

Bedroom 1

2.8m (9' 2") approx x 3.3m (10' 10") approx
Electric storage heater, UPVC double glazed window to the front.

Bedroom 2

3.0m (9' 10") approx x 1.9m (6' 3") approx
Electric storage heater, UPVC double glazed window to the rear.

Bathroom

2.1m (6' 11") approx x 1.7m (5' 7") approx
Low level WC, vanity sink unit mixer tap and storage below, Panelled bath with electric shower over, Tiled walls, Wall-mounted electric towel rail. Storage cupboard housing hot water tank, UPVC double glazed window to the side.



Communal Gardens

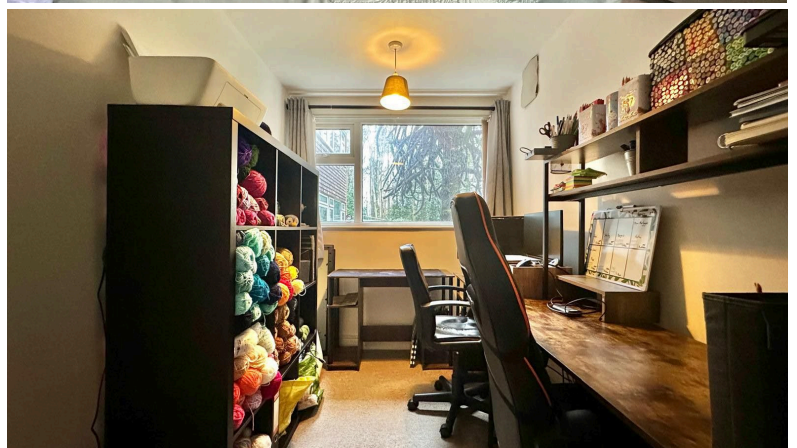
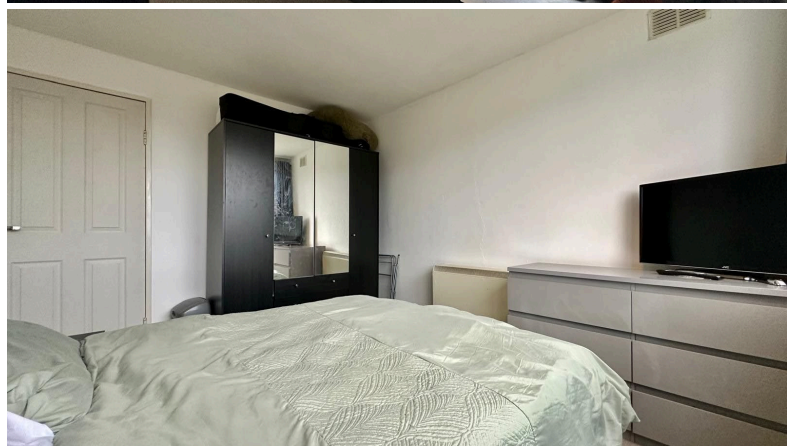
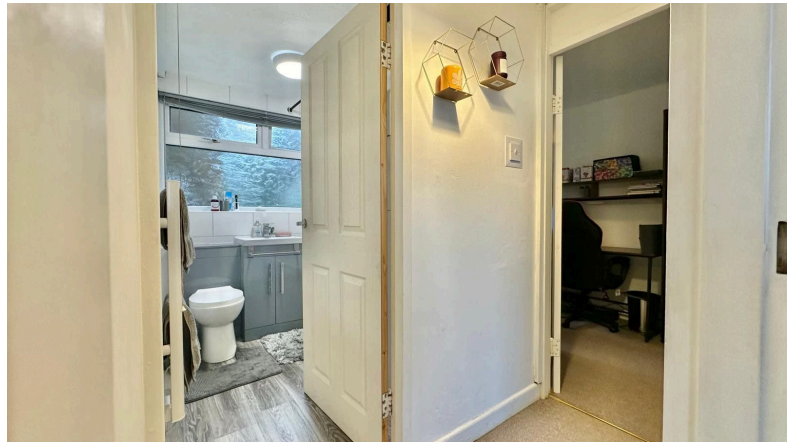
Shared communal gardens. Communal parking spaces.

AGENTS NOTES

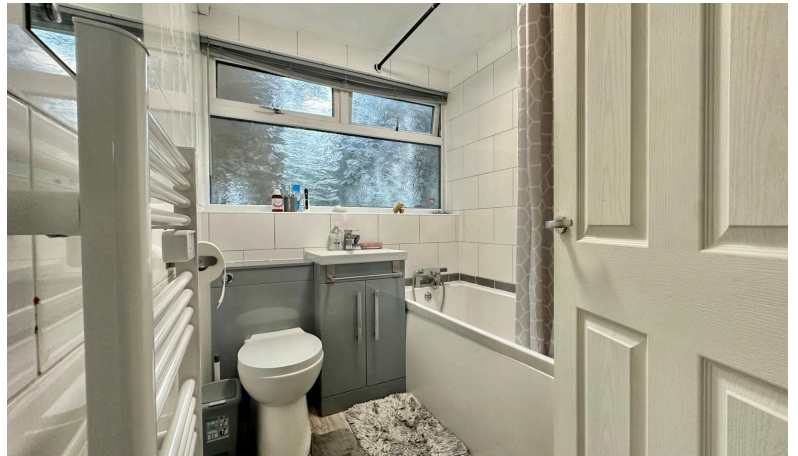
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - LEASEHOLD

TENURE - We understand from the vendor that the property is Leasehold - 128 years approx remaining. Service Charge approx. £720.00 Per Annum, Ground Rent £0.00 per annum. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or other appliances. Purchasers are always advised to have their own survey.

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