



**30 Adare Drive, Styvechale, Coventry, CV3 6AD**

**Asking Price £185,000**



Two Bedroom Second Floor Apartment  
Fitted Kitchen  
Through Lounge Diner  
Two Double Bedrooms  
Fitted Shower Room  
Hallway with Two Large Storage Cupboards  
Garage  
Communal Gardens & Communal Parking  
No Chain  
Double Glazing & Gas Central Heating

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

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

Members of the Property Ombudsman Scheme for Sales & Lettings

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### Entrance

Secure Block door into lobby with stairs off to the second floor Apartment with a door leading to the:

### Hallway

Phone Intercom, two large storage cupboards, doors to all rooms:

### Kitchen

3.0m (9' 10") x 3.0m (9' 10")

Ample wall and base units with work tops over, stainless steel sink unit, integrated electric oven & Four ring gas hob, space for washing machine, space for fridge/freezer, wall mounted "Vaillant" boiler, Double Glazed window overlooking the communal garden.

### Through Lounge/Diner

5.6m (18' 4") x 3.5m (11' 6")

Central heating radiator, Double glazed window overlooking gardens, space for sofa & dining table.

### Bedroom One

3.5m (11' 6") x 3.6m (11' 10") (into wardrobes)

Central heating radiator, Two double built in wardrobes, Double glazed window to the front.

### Bedroom Two

3.0m (9' 10") x 2.5m (8' 2")

Central heating radiator, Built in storage, Double glazed window to the front.

### Shower Room

2.0m (6' 7") x 2.0m (6' 7")

Low level WC, Vanity sink unit with storage below, shower cubicle with electric shower and sliding doors, Central heating radiator.

### Garage

Up & Over Door.

### Outside

Communal Parking & Communal Gardens with a walkway to the rear of the property which takes you out onto Warwick Road.





### 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 - Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

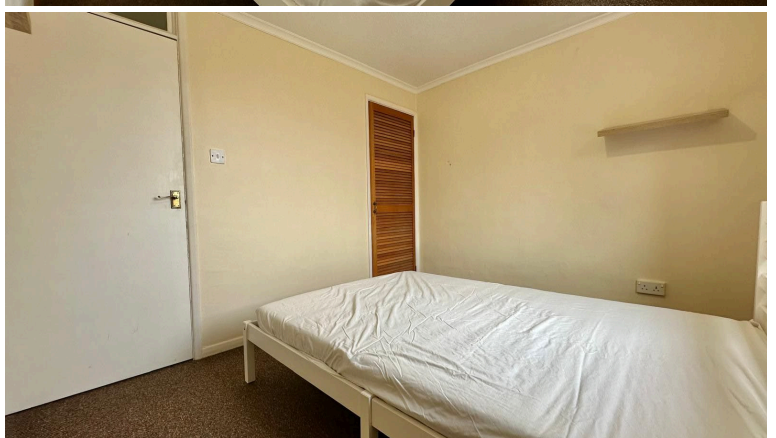
We have been advised that the:

Lease term : 955 years remaining (end date 2980)

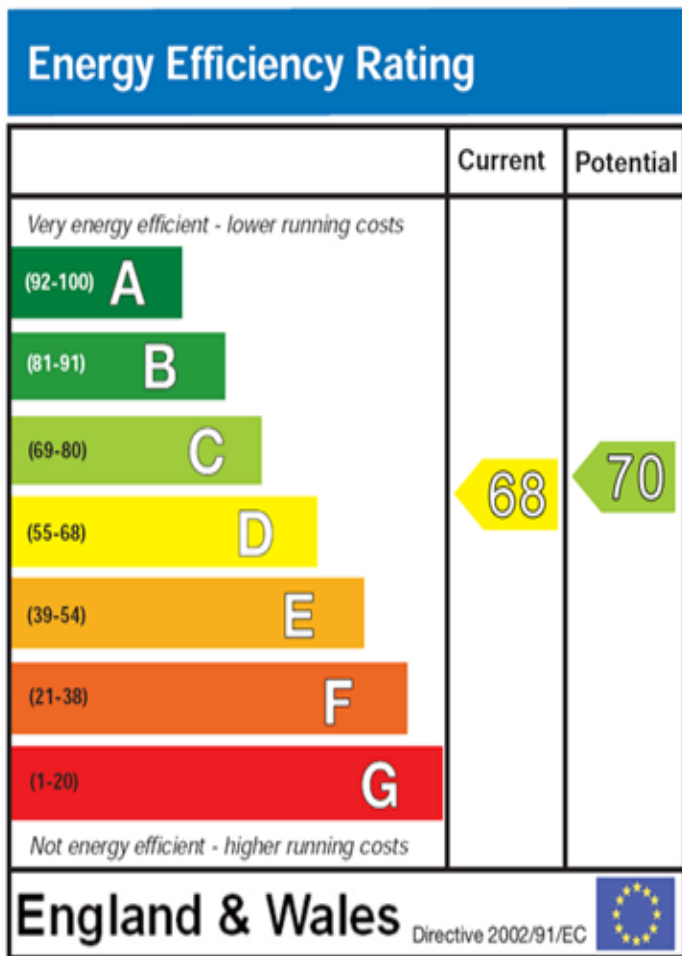
Service charge £1680 per annum.

Ground Rent £5 per annum.

The service charge covers the building insurance for the development, cleaning, window cleaning, grounds maintenance, roof works/guttering etc, and goes towards the general fund which is used for works decided for the financial year.







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.





**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.

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

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