



Apartment 3 Beltane Court 5, Brinklow Road, Binley, Coventry, CV3 2SQ

Asking Price £175,000



A Well presented First Floor Two Bedroom Apartment
Dual aspect Lounge with Juliet balcony
Master Bedroom with En-suite
Fitted Bathroom
Open Plan Fitted Kitchen/Diner and Lounge
Double glazing and Gas central heating
One allocated parking space
Lease term remaining of approx. 107 years

Entrance

Electric Gates to the Front of the development which leads around to the car park, with access to the Block via a secure door with stairs leading up to the First Floor Apartment.

Hallway

Central heating radiator, doors off to all rooms, built in storage.

Open Plan Kitchen Diner Lounge

6.1m (20' 0") x 3.6m (11' 10")

Ample wall and base units with work tops over, stainless steel sink unit with drainer and mixer tap, electric oven & grill with four point gas hob with extractor over, integrated fridge/freezer, storage cupboard housing 'Valiant' combi boiler, space for washing machine, integrated dish washer, partly tiled floor, double glazed window to the side, space for dining table & sofa, two double glazed Juliette balcony doors, central heating radiator.



Master Bedroom

3.9m (12' 10") x 3.6m (11' 10")

Central heating radiator, Built in wardrobe space, Juliette balcony doors, door to the en-suite:

En-Suite

2.4m (7' 10") x 1.3m (4' 3")

Low level WC, hand wash basin, corner shower cubicle, central heating radiator, tiled floor, double glazed window to the rear.



Bedroom Two

3.5m (11' 6") (minimum) x 2.2m (7' 3")

Central heating radiator, double glazed window to the front, built in wardrobe space.

Bathroom

2.3m (7' 7") x 2.2m (7' 3")

Low level WC, hand wash basin, panelled bath with rainfall shower & secondary hose attachment, chrome heated towel rail, tiled floor, partly tiled walls, double glazed window to the side.



Outside

Car Parking space allocated for one vehicle, communal laid to lawn area with a fence surrounding.

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

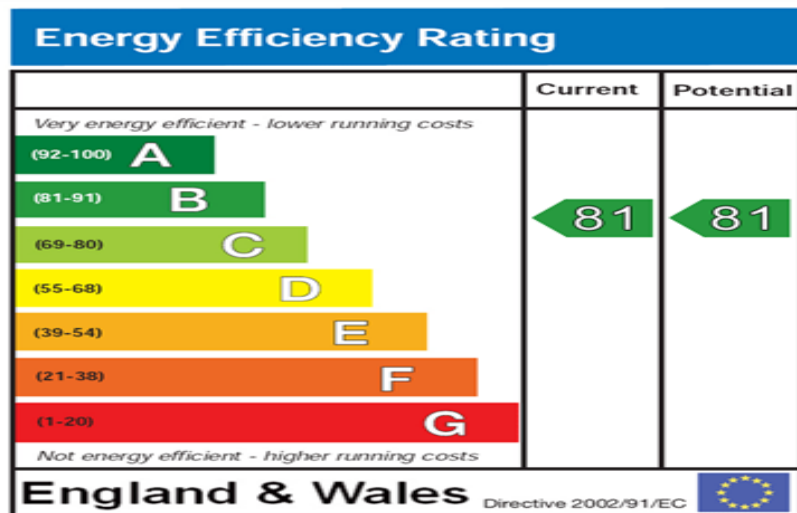
TENURE - We understand from the vendor that the property is Leasehold. We are advised that the lease has 107 years remaining. The current service charge is £134 per month and Ground rent £278 per annum (as of 2/5/2025)- Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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.