



PROPERTY
SERVICES
LIMITED



6 Glenrosa Walk , Coventry, CV4 8DT

Offers In The Region Of £135,000



Great Opportunity To Purchase This 2 large Bedroom Plus 1 Small Study. Ground Floor Maisonette Available In The Popular Area Of Canley In Coventry...Long Lease. Well Presented & Includes The Use Of A Communal Garden.

The property briefly comprises of the following,

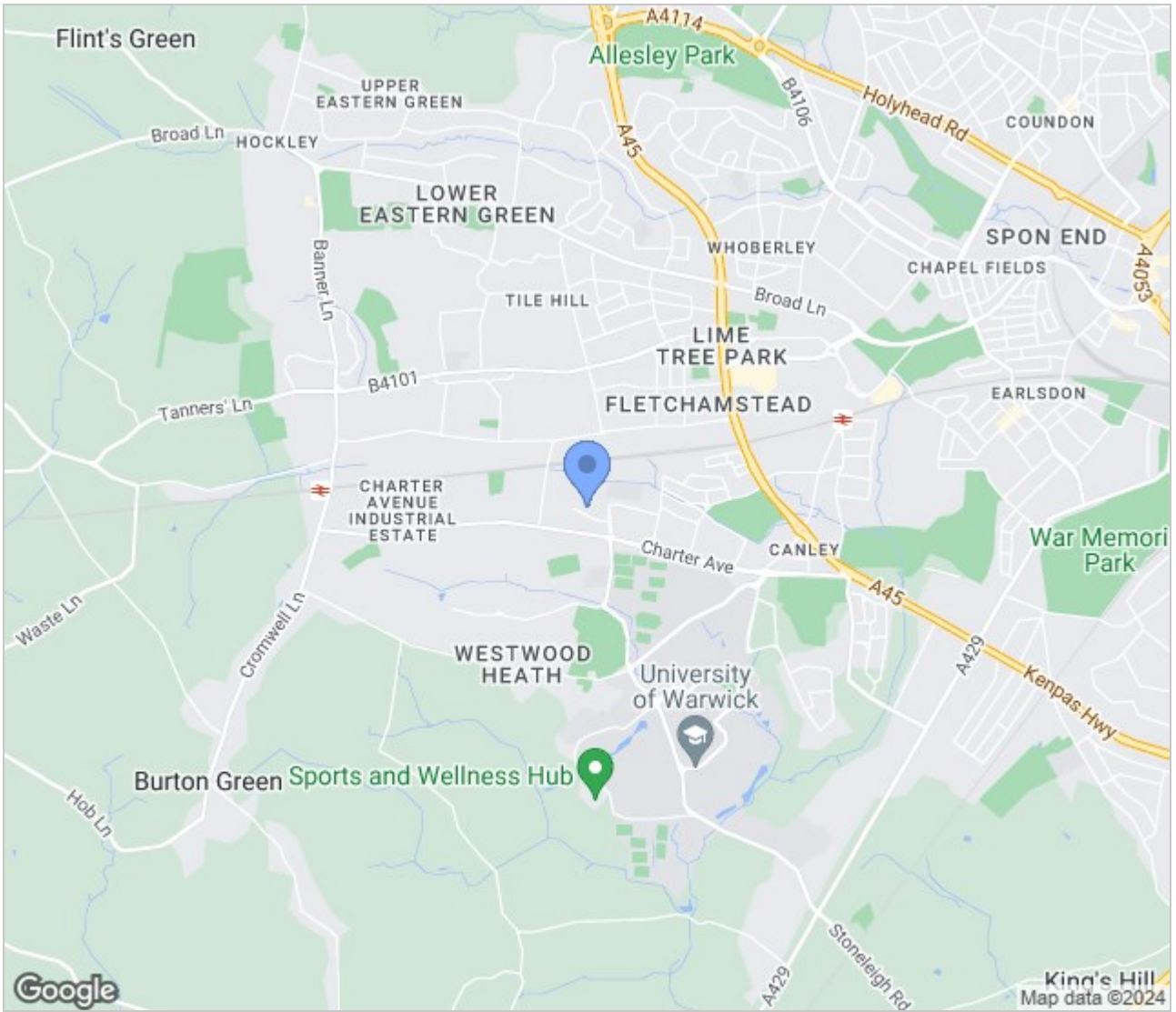
- Modern kitchen including an integrated oven with extractor fan
- Good sized lounge
- Brand new shower room
- 2/3 Bedrooms (3rd room is quite small, but could be used for a baby room, study or store room)
- Communal garden & outside storage
- Gas central heating
- UPVC double glazing

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120 years lease with 86 years remaining.
Service charges per annum of £726 with a ground rent of £10



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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