



HR ESTATE AGENTS

2 Bedrooms

Apartment

Guide Price

£140,000

Located in

Coventry





Allesley Hall Drive

Coventry | CV5 9RD



The Dovecotes – Retirement Living in a Sought-After Spot

Tucked away in the ever-popular Dovecotes development, this delightful first-floor apartment is exclusively for those aged 55 and over. Set in a lovely spot close to the local park, golf course, shops, and with excellent public transport links nearby, it's perfect for anyone looking to enjoy a peaceful, yet well-connected lifestyle.

The apartment itself is well-kept and benefits from double glazing, electric heating, and the reassurance of a wardened service. The accommodation includes a communal entrance with secure intercom access, a shared hallway with stairs up to the first floor, and then your own private front door.

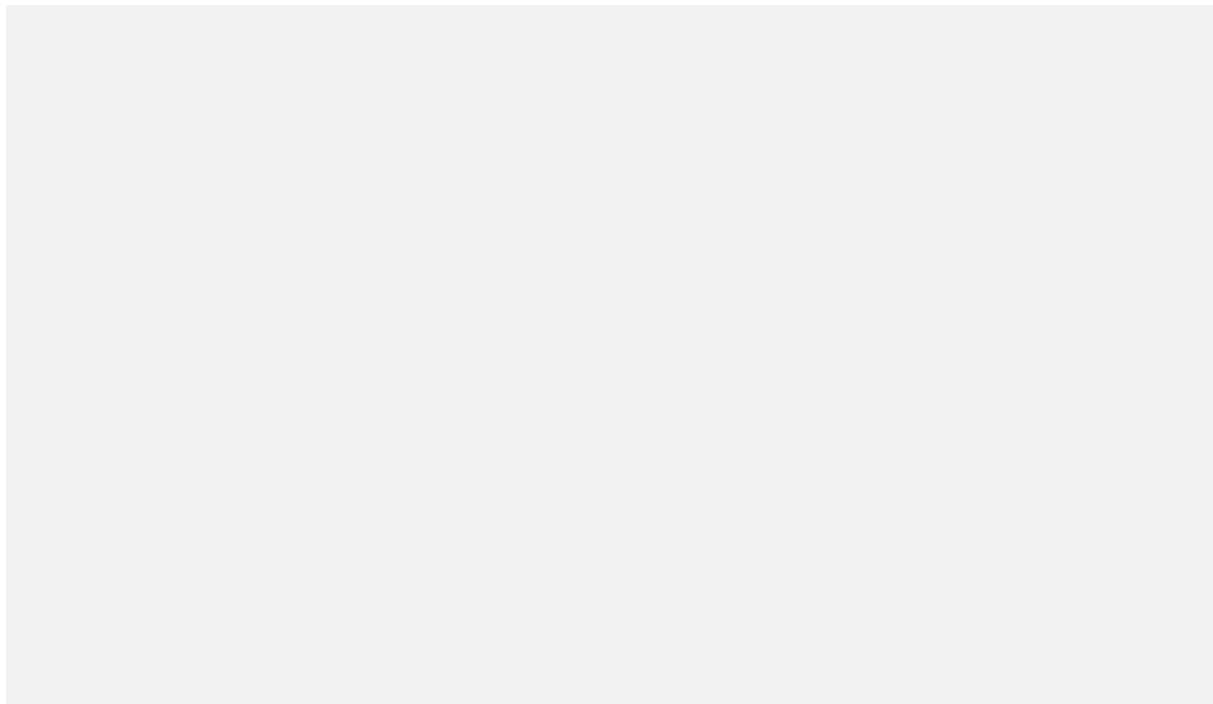
Inside, there's a welcoming hallway, a bright and airy lounge, a fitted kitchen, two bedrooms, and a bathroom with WC. The development is surrounded by beautifully maintained communal gardens, with easy access to the nearby park and tranquil walled garden – ideal for a gentle stroll or some fresh air. Residents' parking is conveniently located close to the main entrance.

The property is leasehold, with approximately 90 years remaining on the lease. The annual ground rent is £100, and the service charge comes in at £2,292 per year, which covers the upkeep of the communal areas and services.

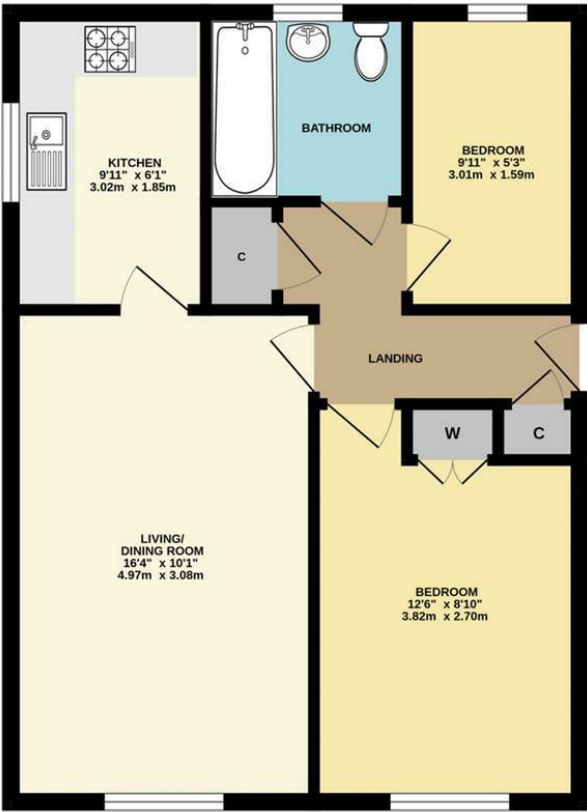
This is a charming and comfortable home in a well-established and friendly community – ideal for those looking to downsize or enjoy retirement in a peaceful, secure setting.

Allesley Hall Drive

£140,000



GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band
Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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