



Simon Court, Coventry, CV7 9DH



# The Property

\*\*\*PERFECT FIRST TIME BUYERS HOME\*\*\*EXTENDED LEASE\*\*\*TWO BEDROOM SECOND FLOOR FLAT\*\*\*OFFERED WITH NO CHAIN\*\*\*Accommodation in brief: communal ground floor entrance, hallway, two bedrooms, fitted kitchen, and bathroom, with spacious living room. Also benefiting from UPVC double glazing, electric heating, garage in block, extended lease, and offered with no chain. EPC Rating D. Council Tax Banding A.





## Key Features

- Perfect For First Time Buyers
- Second Floor Flat
- Two Bedrooms
- Kitchen & Bathroom
- Living Room
- Extended Lease No Chain
- Garage in Block
- EPC D Council Tax Banding A

**£99,950**



**In more detail the property comprises;**

**Ground Floor Communal Entrance**

Access to the block through UPVC double glazed door, leading to communal hallway, with stairs ascending to first floor landing. UPVC double door leading to rear.

**Hall**

Access to the property through double glazed wooden framed door, electric storage heater, access to loft hatch, airing cupboard housing hot water cylinder, and plumbing for washing machine. Doors to;

**Bathroom**

5'4" x 7'7"

With obscure UPVC double glazing window to rear aspect, white bathroom suite comprising; corner bath with shower over, low level WC, wash basin, extractor fan, fully tiled floor to ceiling.

**Bedroom One**

15'1" x 9'5"

With UPVC double glazed window to front aspect, electric storage heater.

**Bedroom Two**

12'3" x 7'4"

With UPVC double glazed window to rear aspect, electric storage heater.

**Living Room**

14'9" x 10'5"

With UPVC double glazed window to front aspect, electric storage heater.

**Kitchen**

8'9" x 7'9"

With UPVC double glazed window to rear aspect, a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, integrated electric oven with four ring electric hob. space for fridge freezer.

**Outside**

To the front is communal lawn and shrubs, with paved pathway leading to front door. To the rear is a tarmac shared access to a block of garages.

**General Information**

TENURE: we understand from the vendors that the property is leasehold with vacant possession on completion. 125 Years remain on lease. Service Charge £537.58 every 6 months. Ground Rent £80 p/a. Please note the vendors have paid a £5,000 contribution to the works being carried on upgrading the garages and hardstanding.

Nuneaton & Bedworth Borough Council. Council Tax A.

SERVICES: Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

**Disclaimer**

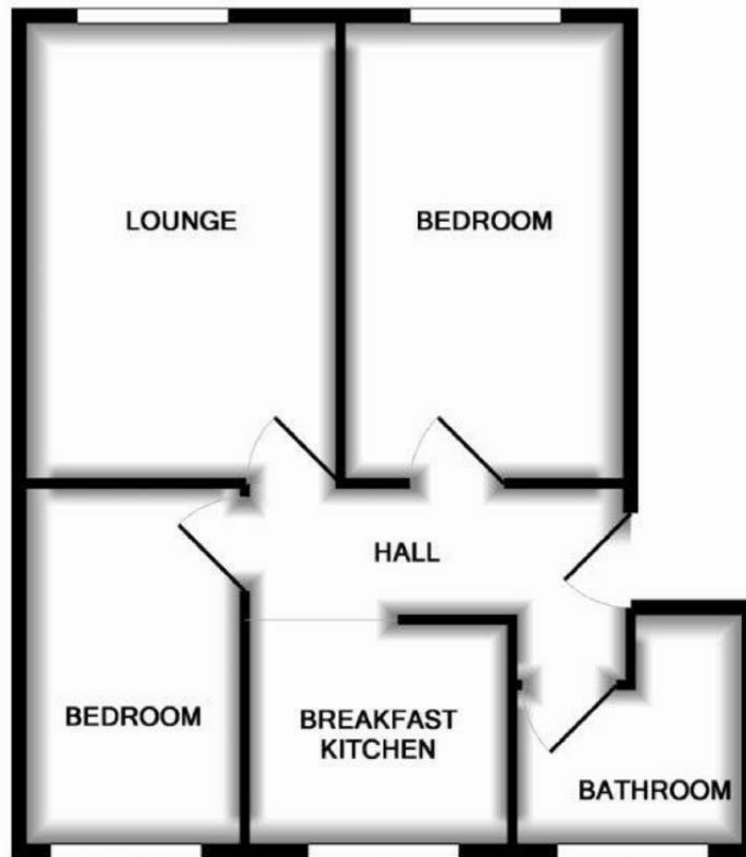
Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.







# Floorplan



Floor plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.  
Made with Metropix ©2015

# Our Testimonials

The service I received from Hawkins selling my house was brilliant. It was an anxious roller coaster for me due to house chains falling through but Hawkins from the start till the finish were helpful, enthusiastic, calmed me down when things got difficult gave me belief that I would have a happy outcome. All the staff I spoke to, including the ladies in office Nadine, Kelly, Paige were so lovely and made me feel a valued client. Would recommend.

Lisa Bailey

Absolutely brilliant service from Hawkins. Paige went above and beyond to fit us in for house viewings and made the application process so easy and simple. Everyone at Hawkins has been consistently professional and friendly every step of the way. I would 100% recommend.

Bethan Edwards

Found Hawkins to be very professional, spoke to a lovely lady called Paige, very polite, friendly and understanding, would use again.

Mary Reilly

Fantastic service. We recently viewed a house through Hawkins Nuneaton. We were shown around by Kelly, who was friendly, helpful, and well informed. We put an offer in on the house, and throughout this process the team was supportive and responsive, always acknowledging and responding to our emails quickly. Unfortunately, we didn't get the house in the end, but we appreciate the professional and warm service. In particular, thanks to Kelly and Paige, and to David who took the time to write us a long and helpful email even after the process was complete.

Sam Meyrick

Very efficient service for selling houses. Steve was very quick with photos and description and realistic with valuations. Amanda is amazing, the best chaser ever, she is always ahead of the game and is constantly checking in with the buyer and the solicitors to get your property to completion asap. A pleasure to do business with and the only estate agent we will now use for our business

Rebecca Fash

Very happy with how the team at Hawkins handled my mum's recent house sale. Particular thanks to Amanda for her help and support.

Claire Ramsden

Fantastic estate agents and would highly recommend all of the team. We have used them for selling our houses and finding us a tenant. On all occasions they have been swift and professional and we will continue to use them in the future. A big thank you to Amanda, Andrew and Jo.

Anthony Chapman

Sold my House through Hawkins in Bedworth, The whole team was friendly and helpful from start to finish. Would have no hesitation in recommending them to others.

Clive

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.