



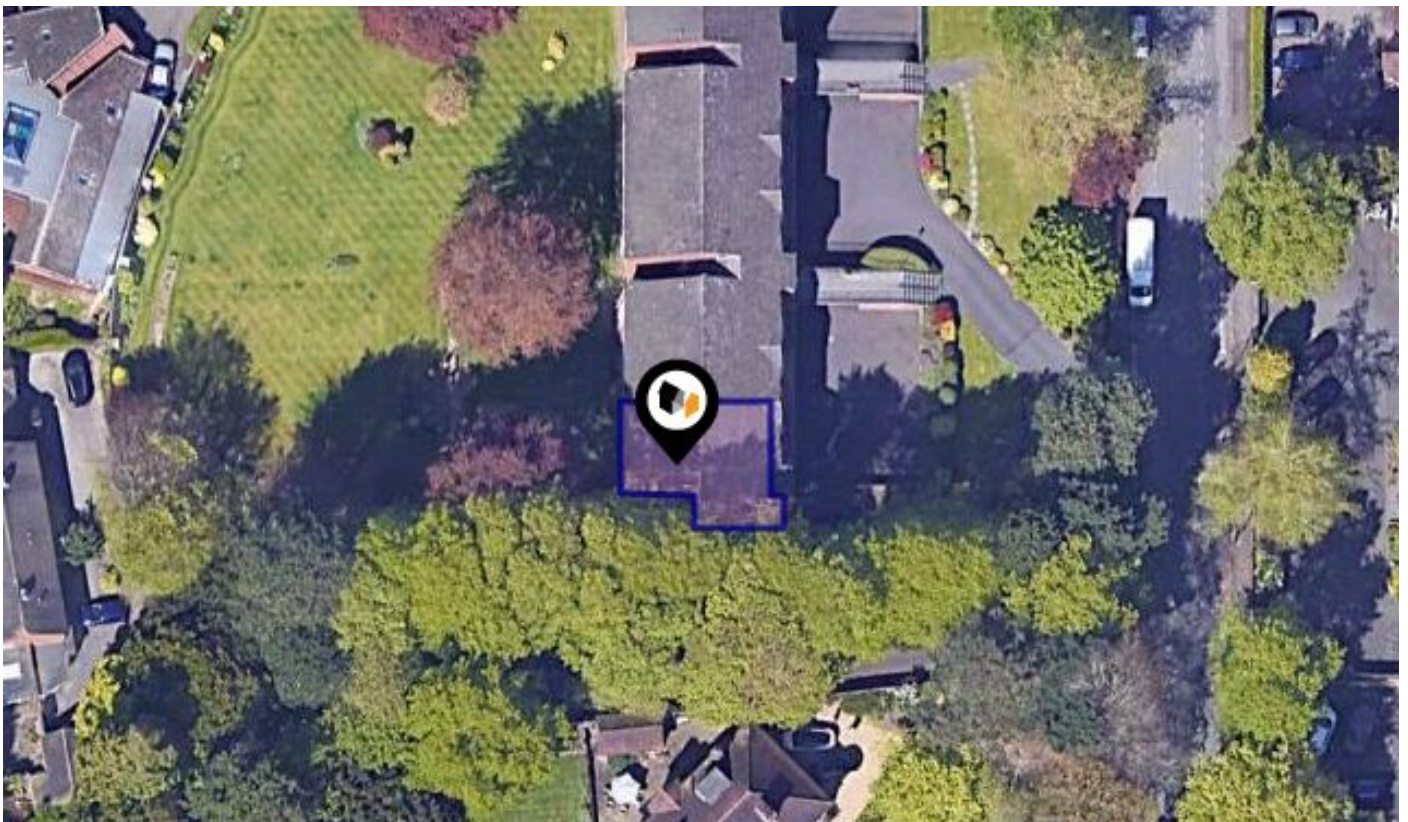
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th September 2023



MOUNT GARDENS, 19, DAVENPORT ROAD, COVENTRY, CV5

Price Estimate : £285,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Property Key Features

A spacious first floor two bedroom apartment with two bathrooms

Kitchen breakfast room overlooking gardens

Living dining room with all weather West facing balcony

Two double bedrooms with fitted storage

Generous & practical entrance lobby with storage

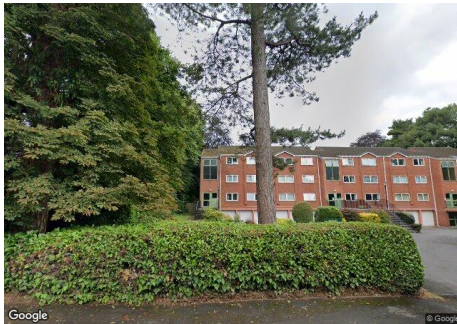
Tandem garage with private additional store room included

Close to train station, Memorial Park, bus stops & Earlsdon

EPC ordered, Total 934 Sq.Ft (exc garage) or 87 Sq.M

For viewings or interest please email:

sales@walmsleythewaytomove.co.uk or call 0330 1180062



Property

Type:	Flat / Maisonette	Price Estimate:	£285,000
Bedrooms:	2	Tenure:	Leasehold
Plot Area:	0.03 acres	Start Date:	11/11/2014
Council Tax :	Band D	End Date:	29/09/2977
Annual Estimate:	£2,076	Lease Term:	999 years from 29 September 1978
Title Number:	MM44682	Term Remaining:	954 years
UPRN:	200001561486		

Local Area

Local Authority:	Coventry
Conservation Area:	Kenilworth Road, Coventry
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	69 mb/s	1000 mb/s

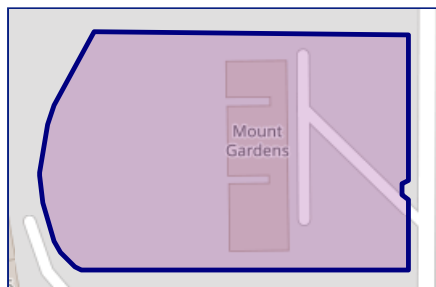
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

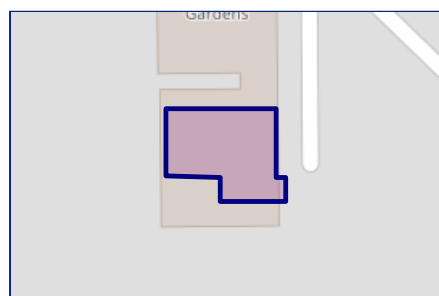


Freehold Title Plan



WM104056

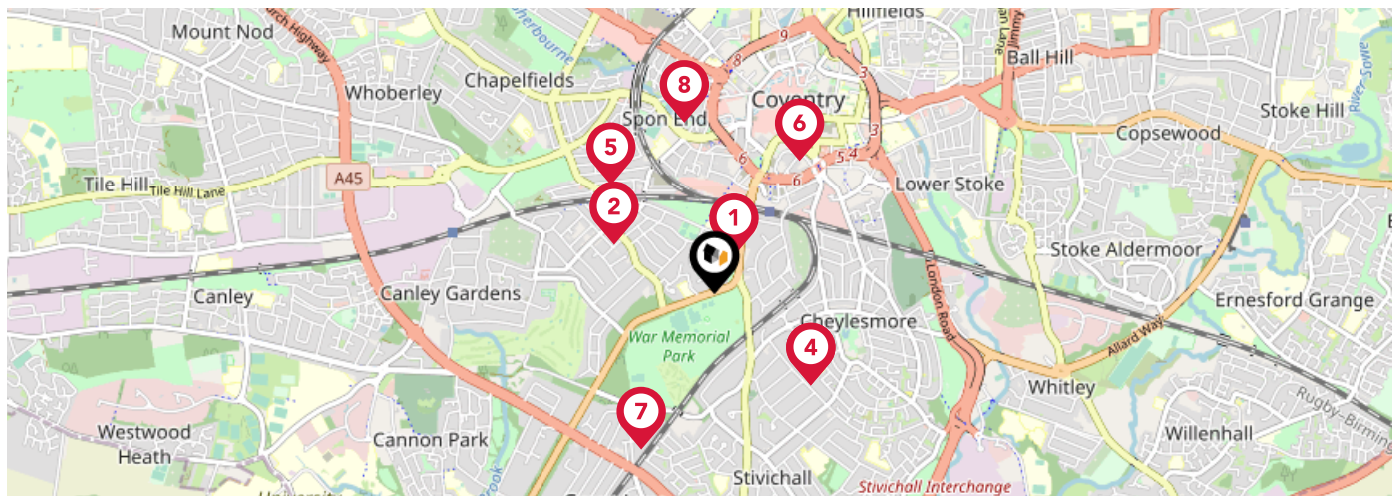
Leasehold Title Plan



MM44682

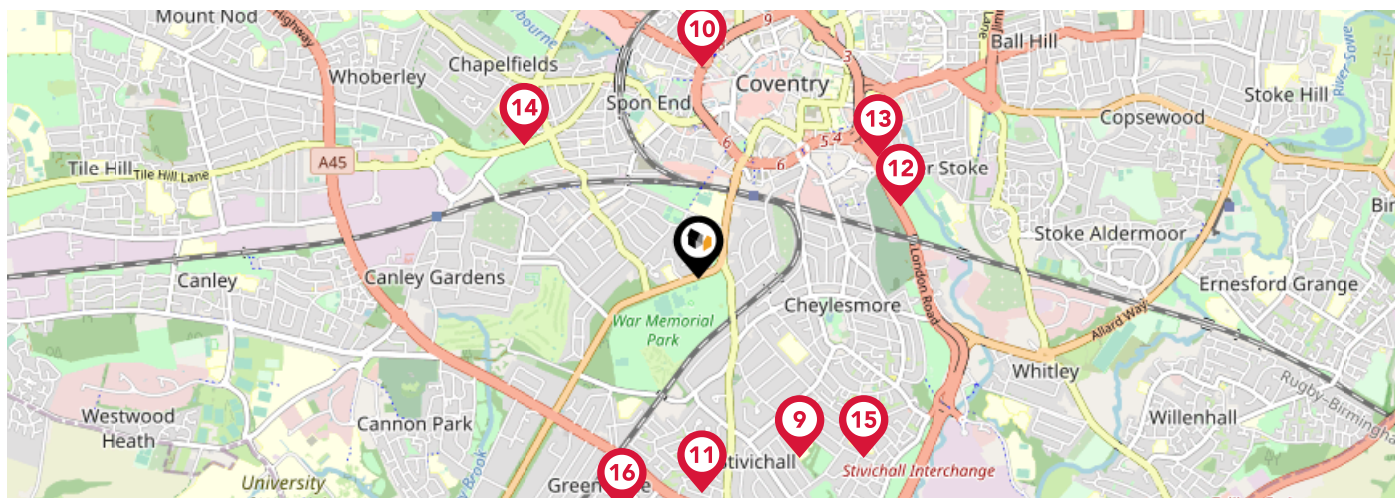
Start Date:	11/11/2014
End Date:	29/09/2977
Lease Term:	999 years from 29 September 1978
Term Remaining:	954 years









Area Schools



		Nursery	Primary	Secondary	College	Private
1	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

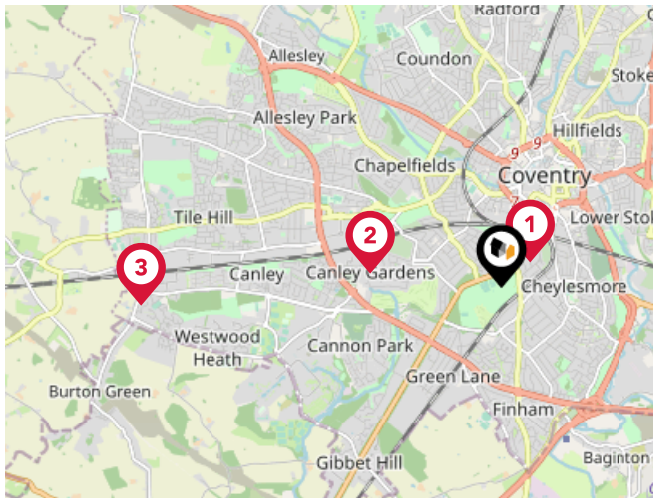
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry University Ofsted Rating: Good Pupils:0 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

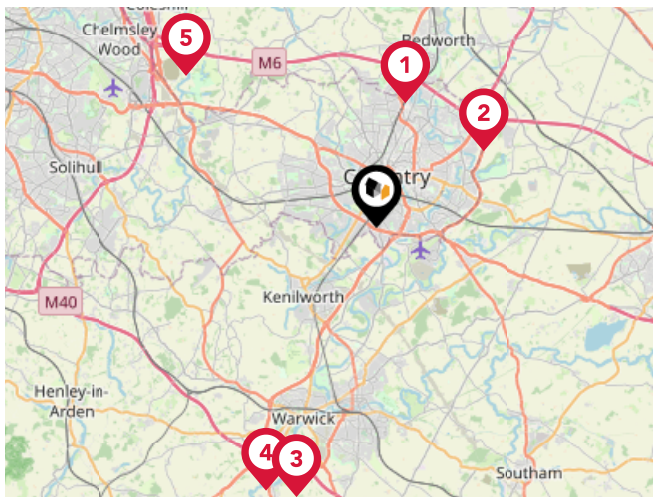
Area

Transport (National)



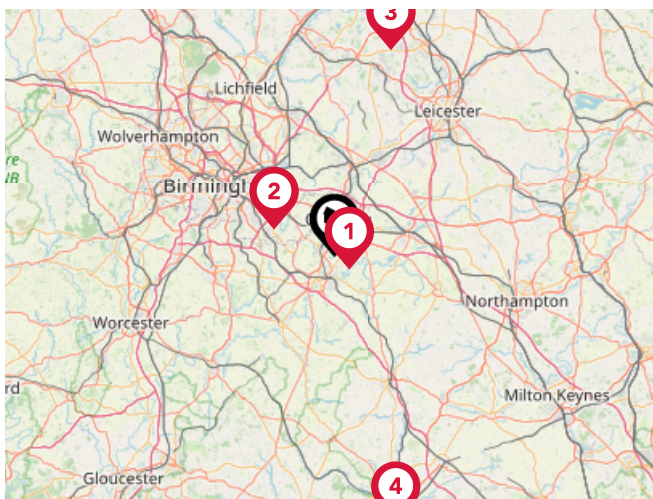
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.35 miles
2	Canley Rail Station	1.19 miles
3	Tile Hill Rail Station	3.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.67 miles
2	M6 J2	4.81 miles
3	M40 J14	10.15 miles
4	M40 J15	10.29 miles
5	M6 J3A	8.82 miles

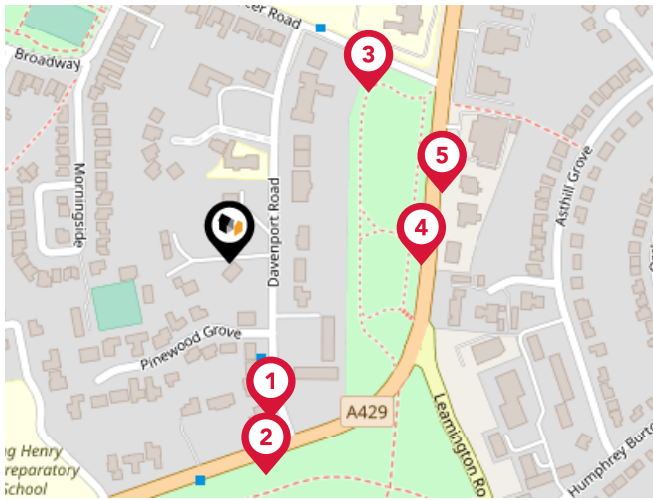


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.78 miles
2	Birmingham International Airport	9.73 miles
3	East Midlands Airport	30.76 miles
4	London Oxford Airport	40.03 miles

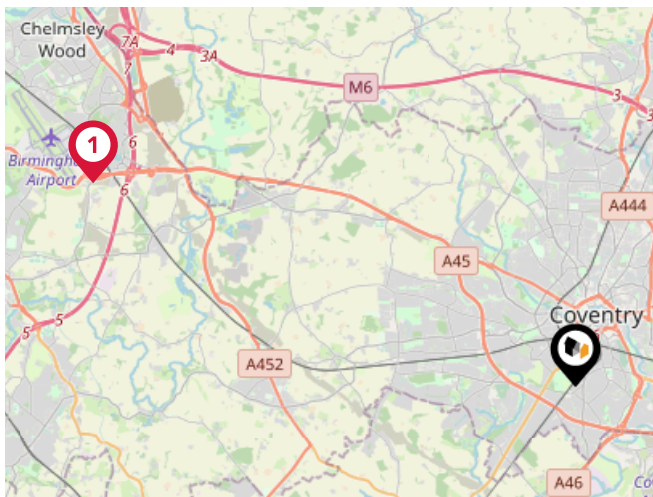
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coventry Preparatory School	0.09 miles
2	Davenport Rd	0.12 miles
3	King Henry VIII School	0.12 miles
4	Leamington Rd	0.11 miles
5	Leamington Rd	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.46 miles

Market Sold in Street



Flat 11, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	09/08/2022	14/06/2013	28/01/2011	
Last Sold Price:	£260,000	£215,000	£194,000	
Flat 1, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	26/02/2020			
Last Sold Price:	£260,000			
Flat 7, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH				other House
Last Sold Date:	02/05/2019			
Last Sold Price:	£250,000			
Flat 13, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	21/11/2017			
Last Sold Price:	£205,000			
Flat 9, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	12/10/2017			
Last Sold Price:	£200,000			
Flat 12, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	22/12/2016			
Last Sold Price:	£200,000			
19a, Davenport Road, Coventry, CV5 6QH				Detached House
Last Sold Date:	02/12/2016			
Last Sold Price:	£665,000			
Flat 14, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	22/08/2013			
Last Sold Price:	£167,000			
Flat 10, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	16/07/2012			
Last Sold Price:	£175,000			
Flat 7, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	13/02/2009			
Last Sold Price:	£175,000			
Flat 3, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	21/12/2005			
Last Sold Price:	£185,000			
Flat 11, 19, Davenport Road, Coventry, CV5 6QH				Flat-maisonette House
Last Sold Date:	29/04/2005			
Last Sold Price:	£182,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



Flat 14, 19, Davenport Road, Coventry, CV5 6QH	Flat-maisonette House
Last Sold Date: 16/06/1998	
Last Sold Price: £93,000	
Flat 1, 19, Davenport Road, Coventry, CV5 6QH	Flat-maisonette House
Last Sold Date: 15/09/1997	
Last Sold Price: £89,000	
Flat 5, 19, Davenport Road, Coventry, CV5 6QH	Flat-maisonette House
Last Sold Date: 27/03/1997	
Last Sold Price: £95,000	
Flat 6, 19, Davenport Road, Coventry, CV5 6QH	Flat-maisonette House
Last Sold Date: 06/03/1995	
Last Sold Price: £80,000	

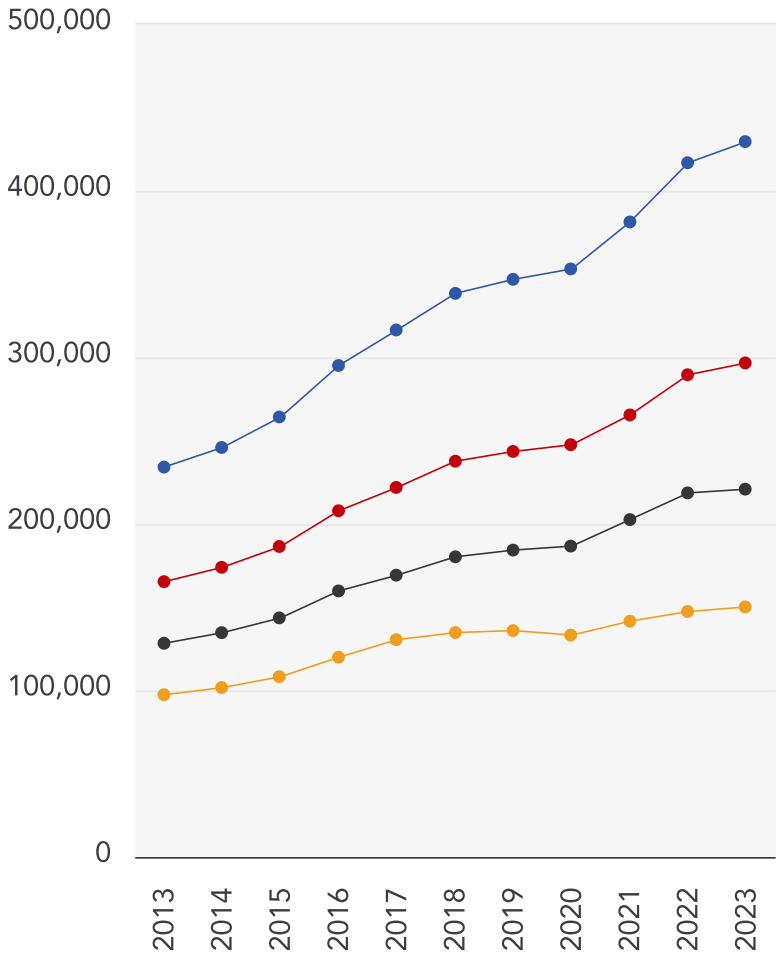
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

+83.45%

Semi-Detached

+79.44%

Terraced

+72.1%

Flat

+54.11%

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Agent Disclaimer



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