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Cavalier Court, 193 Siddeley Avenue, Coventry

£118,000 Leasehold

**BELVOIR!**



A modern two bedroom ground floor apartment located in the ever popular Stoke Aldermoor district of Coventry.

This property is very well presented with a spacious living room, separate kitchenette with fitted wall & base units, two double bedrooms, bathroom with modern white suite with shower over the bath.

Electric heating, double glazed UPVC windows and allocated parking space.

EPC Rating D. Council Tax A.

### Entrance Hall

Carpet to flooring, electric heater, storage cupboard.

### Living Room

4.76m x 3.21m (15'7" x 10'6")

Double glazed window to front, carpet to flooring, electric heater, TV point, Internet point.

### Kitchen

2.24m x 2.00m (7'4" x 6'7")

Double glazed window to rear. Kitchen comprising of wall and base units, quartz effect work surfaces over, electric four ring hob, electric cooker, cooker hood over, stainless steel sink with drainer, space for washing machine, space for fridge/freezer, tiled splash backs, vinyl to flooring.

### Bedroom One

3.80m x 3.60m (12'6" x 11'10")

Double glazed window to front, carpet to flooring, electric heater.

### Bedroom Two

3.21m x 2.16m (10'6" x 7'1")

Double glazed window to front, carpet to flooring, electric heater.





## Bathroom

2.10m x 1.69m (6'11" x 5'6")

Panelled bath, shower over, low level WC, pedestal wash hand basin, electric heater, part tiled walls.

## External

Allocated parking, communal entrance.

## Agents Notes

Leasehold 155 years from 1 April 2006.

As of November 2023

Service Charge approx £1500 pa

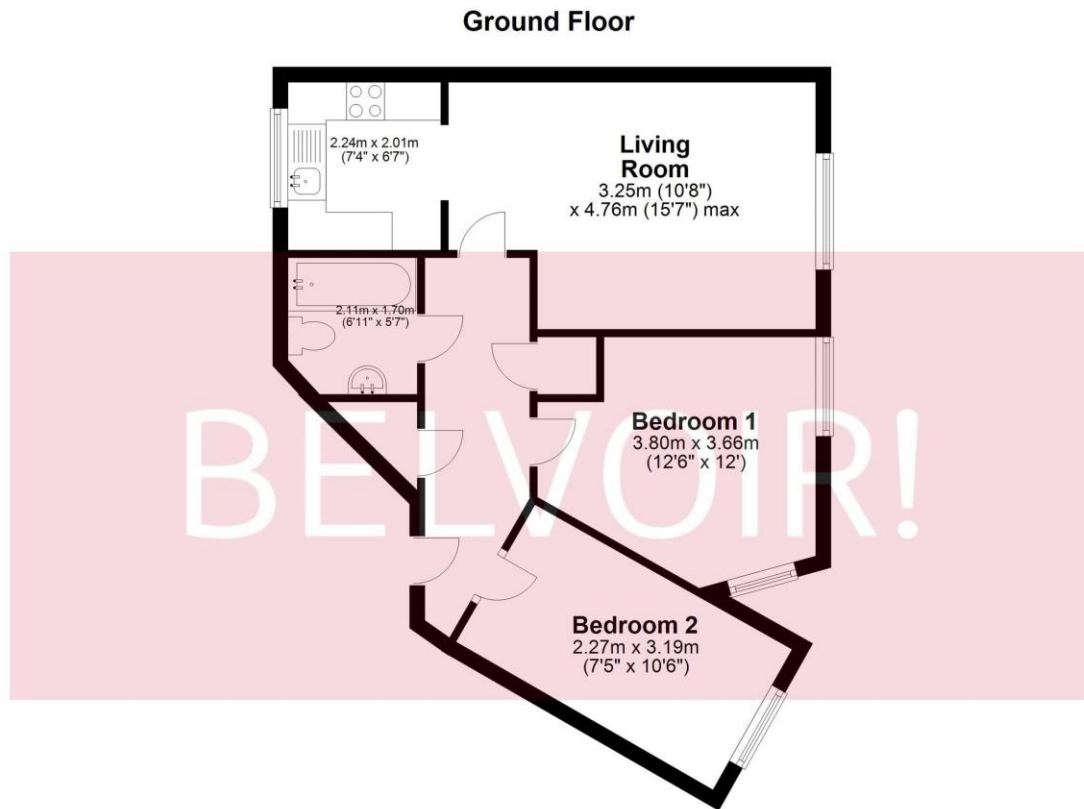
Ground Rent £226.24 pa

Reviewed annually approx. June

Tenant in situ.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC



Contact us today to arrange a viewing...

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