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Bishopsgate, 21 Aldbourne Road, Coventry

BELVOIR!

Guide Price £99,000 By Modern Method of Auction

Leasehold

EPC Rating C. Council Tax C.



Offered to market with NO ONWARD CHAIN & vacant possession is this wonderful two bedroom duplex apartment which provides modern accommodation with uninterrupted views over Coventry.

The bright & airy living space enjoys engineered wood flooring throughout, full height aluminium windows, vaulted ceilings & canal views. The ground floor provides a fully fitted kitchen with some integrated appliances, with ample cupboard & work surface, double guest bedroom which is completed by a classic three-piece bathroom with shower over & backlit wall mounted mirror. The 16' master bedroom is located up a spiral staircase & enjoys a larger than average en suite bathroom with double shower enclosure & panelled bath.

The master bedroom also enjoys a mezzanine overlooking the living accommodation. The property also benefits from electric entrance gate, allocated parking, video entrance, elevator, stairs to all & service stairs.

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £99,000 + Reservation Fee.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided.

The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

COMMUNAL ENTRANCE

Electric fob gated entrance, communal parking, video entry, stairs to all floors, elevator to all floors, service stair way.

ENTRANCE HALL

Video telecom system, airing cupboard, engineered wood flooring, electric heating, spiral staircase to first floor





KITCHEN

3.28m x 2.1m (10'10" x 6'11")

Double glazed window to front. Kitchen comprising of wall and base units, granite work surfaces over, stainless steel sink with drainer, electric hob, electric oven, cooker hood over, space for washing machine, integrated slimline dishwasher, integrated fridge/freezer, engineered wood flooring.

LOUNGE/DINER

6.78m x 3.42m (22'2" x 11'2")

Vaulted ceiling. Full height aluminium double glazed windows with Juliette balcony, engineered wood flooring, electric heating, canal view.

BEDROOM TWO

3.41m x 2.89m (11'2" x 9'6")

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

BATHROOM

2.53m x 2.12m (8'4" x 7'0")

Panelled bath, mains shower over, low level WC, wall mounted wash hand basin, part tiled walls, heated towel rail, extractor fan, vinyl to flooring.

FIRST FLOOR LANDING

Carpet to flooring, spiral staircase descending to ground floor.

BEDROOM ONE

5.12m x 4.58m (16'10" x 15'0")

Mezzanine level looking over living accommodation, carpet to flooring, electric heating, TV point.

EN SUITE

3.28m x 2.11m (10'10" x 6'11")

Double glazed window to rear, double corner shower enclosure, panelled bath, mixer tap, pedestal wash hand basin, heated towel rail, extractor fan, shave point, vinyl to flooring.

AGENTS NOTES

EICR valid until Feb 2026

Lease - 125 years from 29 September 2009

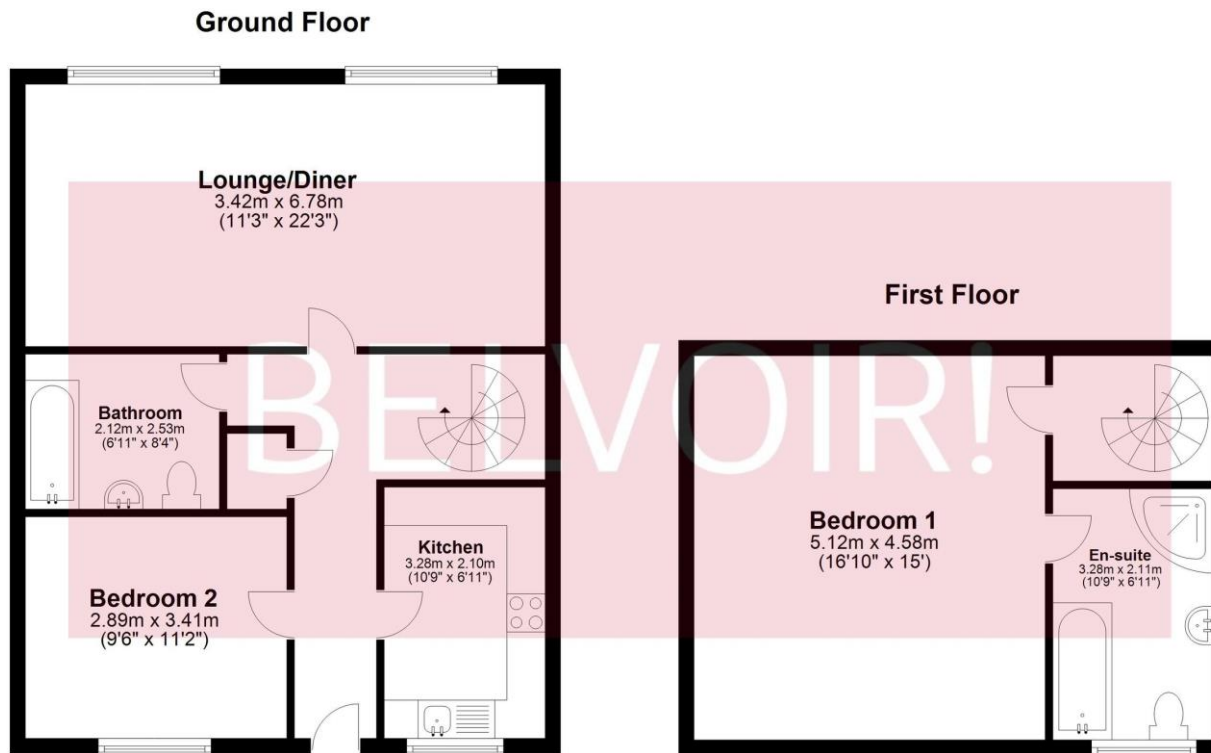
As of October 2024

Ground Rent £100 pa

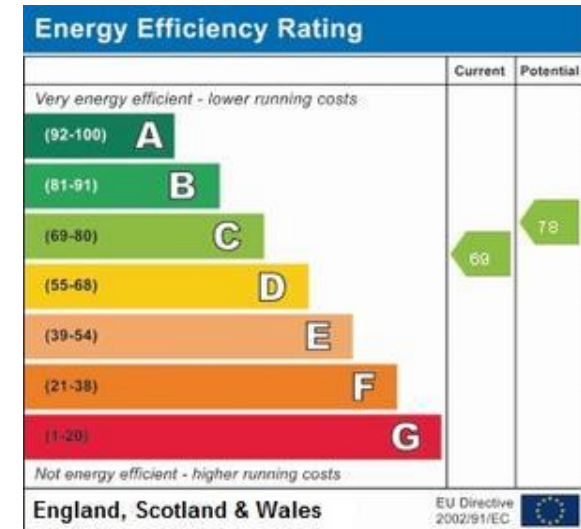
Service/Maintenance Charge £4382.64 pa - reviewed 6 monthly



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.



Contact us today to arrange a viewing...

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