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Hickory Close, Coventry

£124,000 Leasehold

**BELVOIR!**

EPC Rating D. Council Tax A.





Offered to market with NO ONWARD CHAIN is this spacious first floor apartment with garage & off-road parking.

The property offers a spacious living room with compact & functional kitchen, two bedrooms & family bathroom.

A single garage & off road parking for one vehicle is located to the rear.

### Entrance Hall

Carpet to flooring, electric heater, loft access, storage cupboard, ceiling light.

### Living Room

4.55m x 3.62m (14'11" x 11'11")

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

### Kitchen

2.9m x 1.9m (9'6" x 6'2")

Double glazed window to rear. Kitchen comprising of wall and base units, composite work surfaces over, electric four ring hob, electric oven, space for fridge/freezer, space for washing machine, stainless steel sink with drainer, laminate to flooring, ceiling light.

### Bedroom One

3.29m x 3.07m (10'10" x 10'1")

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

### Bedroom Two

3.11m x 2.17m (10'2" x 7'1")

Double glazed window to rear, carpet to flooring, electric heater, airing cupboard, ceiling light.

### Bathroom

1.92m x 1.88m (6'4" x 6'2")

Double glazed window to rear, paneled bath, mains shower over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, vinyl to flooring, ceiling light.





## External

Communal entrance, stairs rising to first floor & access to apartment. Single off road garage to rear, off road parking for one vehicle to rear of building.

## Agents Notes

Lease 155 years from 1 November 2006

As of February 2025

Ground Rent £387.86 pa (reviewed every 15 years - next 2036)

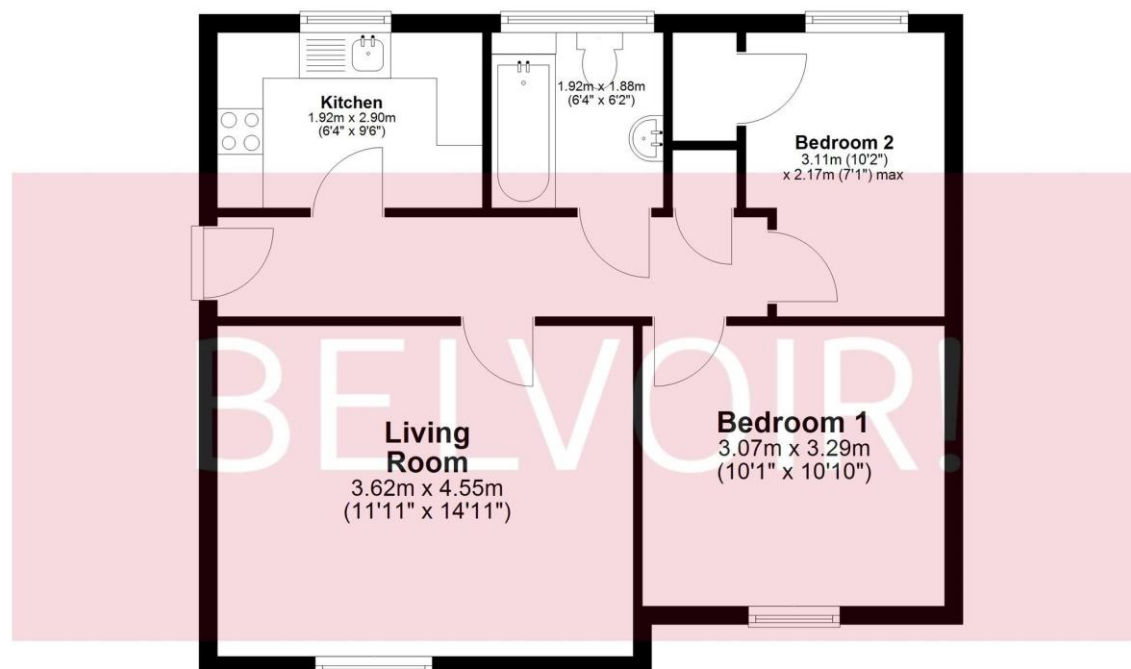
Service/Maintenance Charge £2,018.72 pa (reviewed annually)

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.



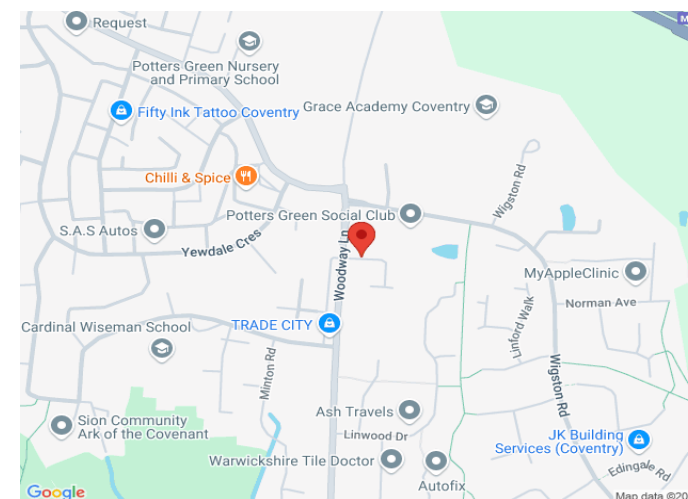
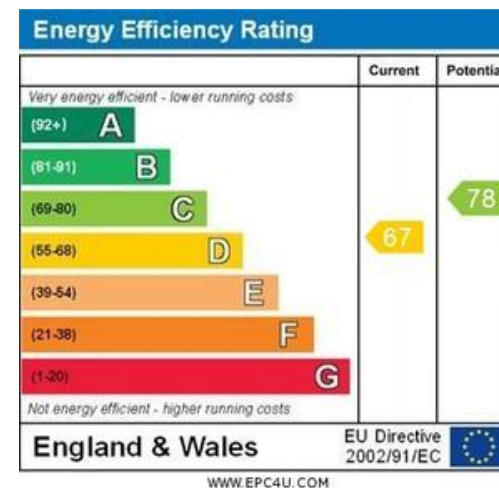


## First Floor



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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