



Connells

Victoria Court
Allesley Hall Drive Coventry



Property Description

Top floor two bedroom apartment situated within the Allesley Park area of Coventry, being close to local amenities and public transport routes. The accommodation briefly comprises: lounge with access to balcony, fitted kitchen, two good sized bedrooms and a fitted shower room. **The property will be sold with a renewed lease of 125 years.**

Approach

Communal door with auto-lock entry system.

Communal Hall

Stairs rising to all floors and personal door to;

Private Hall

Storage cupboard, radiator and doors to;

Lounge

20' 4" x 10' 10" max (6.20m x 3.30m max)
Double glazed window, two radiators, television point and double glazed patio doors opening onto balcony.

Fitted Kitchen

10' x 7' (3.05m x 2.13m)
Base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for washing machine, space for domestic appliance, cupboard housing boiler and double glazed window.

Bedroom One

12' 11" x 10' 3" (3.94m x 3.12m)
Double glazed window and radiator.

Bedroom Two

12' 11" x 10' 4" (3.94m x 3.15m)
Double glazed window and radiator.

Fitted Shower Room

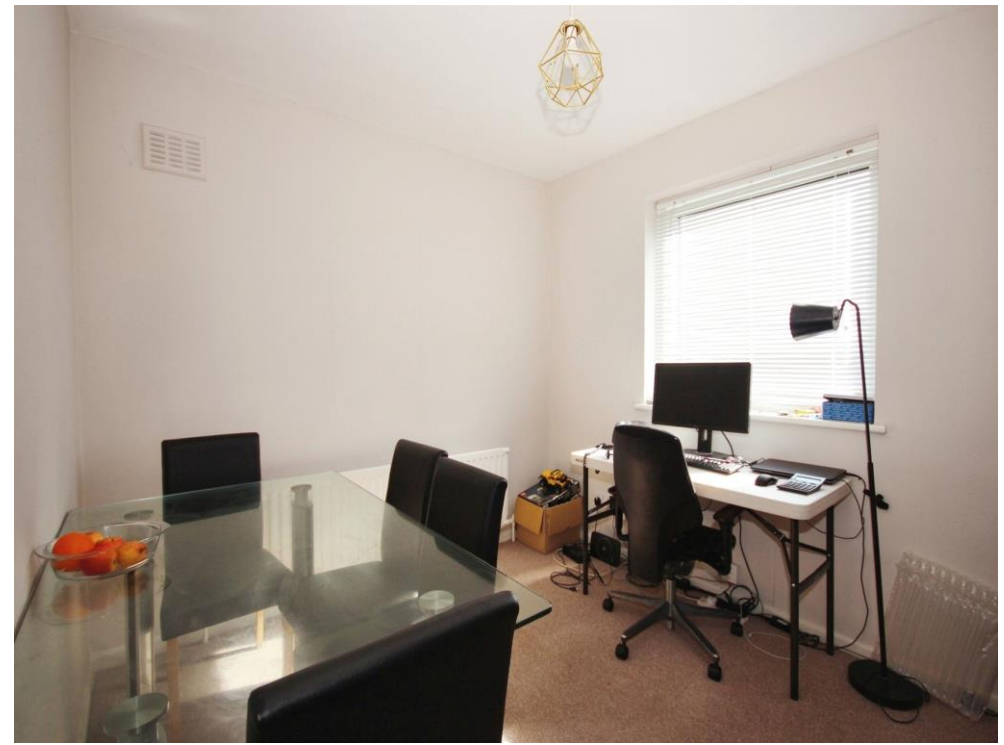
Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window.

Outside

Communal grounds

Agents Note

The vendor has confirmed that the property will be sold with a renewed lease of 125 years.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

view this property online connells.co.uk/Property/COV320486

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: COV320486 - 0005