



Connells

Elmwood Court St Nicholas Street
COVENTRY



Property Description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

****NO UPWARD CHAIN**** First floor apartment situated in the popular location of Elmwood Court, St Nicholas Street within a short walking distance from Coventry City Centre, shops and bus routes. The flat offers an entrance hall with doors leading off to a spacious lounge, fitted kitchen, two double bedrooms and a fitted bathroom

Approach

Secure communal door to;

Communal Hall

Stairs rising to all floors and door to;

Private Hall

Intercom system, two storage cupboards and radiator.

Lounge

13' 9" x 12' 6" (4.19m x 3.81m)
Double glazed window, television point and radiator.

Fitted Kitchen

10' 7" x 7' 8" (3.23m x 2.34m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Electric oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance and double glazed window.

Bedroom One

13' 9" x 9' 11" (4.19m x 3.02m)

Double glazed window, fitted wardrobes and radiator.

Bedroom Two

13' 10" x 8' 11" (4.22m x 2.72m)

Double glazed window and radiator.

Fitted Bathroom

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

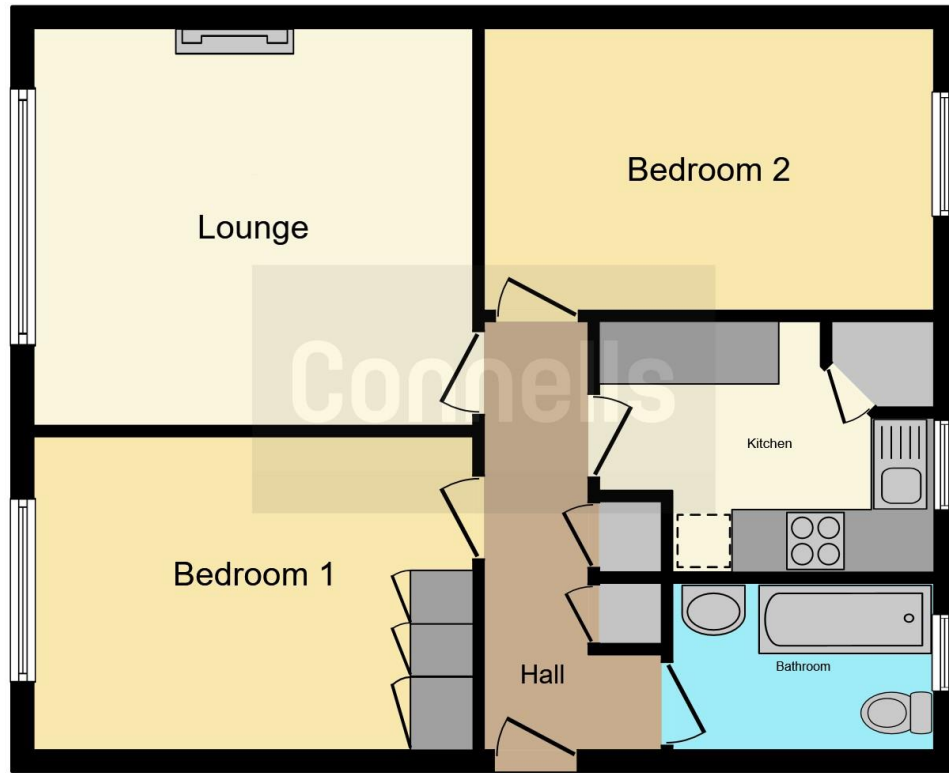
Outside

Communal gardens.

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/COV320531

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1959. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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