



Connells

Canberra Road
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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 **** This ground floor maisonette is situated in the residential area of Aldermans Green, close to local amenities including Gallagher retail Park and Coventry Building Society Arena and the A444. The accommodation briefly comprises: lounge, fitted kitchen, two good sized bedrooms and a wet room.

Approach

Side door.

Entrance Hall

Door to storage cupboard, electric heater, laminate flooring.

Lounge

14' 6" x 10' 5" (4.42m x 3.17m)
Double glazed window to the front elevation, electric heater, laminate flooring.

Fitted Kitchen

10' 5" x 6' plus recess (3.17m x 1.83m plus recess)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, tiled flooring, pantry, double glazed window to the rear elevation.

Bedroom One

12' 11" x 9' 7" (3.94m x 2.92m)

Double glazed window to the rear elevation, laminate flooring.

Bedroom Two

10' 11" x 6' 4" (3.33m x 1.93m)

Double glazed window to the front elevation.

Shower Room

Tiled, comprising shower, wash hand basin, toilet and double glazed window to the side elevation.

Outside

Front Of Property

Access to front door.

Rear Garden

Paved with garden shed.

Agents Note

The property is held on a leasehold title with the buyer benefitting from a Share of the Freehold on completion and will collectively become a member of the Freehold with the other leaseholder. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.





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: D

view this property online connells.co.uk/Property/COV321787

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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