



Connells

Hearsall Court , Tile Hill Lane,
Coventry,



Property Description

*** CASH BUYERS ONLY *** This upper floor apartment is situated in the popular residential area of Tile Hill and is offered with no upward chain. The property is ideally located to Coventry City Centre, Earlsdon and within walking distance to Hearsall common, local shops and amenities. The accommodation consists of: lounge with access to balcony, kitchen, two bedrooms and fitted bathroom. Outside there is communal parking and a garage en-bloc.

Approach

Via a communal entrance door to;

Communal Hall

Stairs rising to all floors and personal door to;

Private Hallway

Storage heater, two cupboards and doors to;

Lounge

15' 2" x 12' (4.62m x 3.66m)

Double glazed window, feature fireplace surround, storage heater and double glazed door opening to a balcony.

Kitchen

12' 9" x 8' 5" (3.89m x 2.57m)

Wall and base mounted unit incorporating an inset single stainless steel sink unit with work surfaces. Electric cooker point, plumbing for washing machine, space for domestic appliance and a double glazed window.

Bedroom One

12' 1" x 10' 5" max (3.68m x 3.17m max)

Double glazed window and fitted wardrobe

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.54m)

Double glazed window and built-in wardrobe.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and double glazed window.

Outside

Communal garden.

Disclaimers

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.****

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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38 New Union Street
 COVENTRY CV1 2HN

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge:
 1092.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/COV321943

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.



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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