



Connells

Allesley Court
Coventry



Property Description

****NO UPWARD CHAIN**** This first floor apartment is located in the desirable residential area of Allesley Village providing access to all local amenities, Allesley Park and the local road network. The accommodation briefly comprises: lounge, fitted kitchen, basement, two double bedrooms and a fitted bathroom.

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.

Approach

Communal entrance door to;

Communal Hall

Stairs rising to first floor and to personal door to Allesley Court.

Open Plan Lounge/Kitchen

Lounge Area

13' x 12' 8" (3.96m x 3.86m)
Double glazed window, two radiators and laminate flooring.

Fitted Kitchen Area

8' 9" x 7' 2" (2.67m x 2.18m)
Wall and base mounted units incorporating an inset single stainless steel drainer sink unit with work surfaces and tiled splashbacks over. Cooker point with extractor fan, plumbing for automatic washing machine, space for domestic appliance, double glazed window.

Inner Hall

Doors to bedrooms and bathroom.

Bedroom One

12' 7" x 11' 2" (3.84m x 3.40m)
Double glazed window, fitted wardrobes and radiator.

Bedroom Two

11' 2" max x 11' 2" max (3.40m max x 3.40m max)
Double glazed window, double glazed door opening onto balcony and

radiator.

Fitted Bathroom

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

Basement

7' 6" x 6' 1" (2.29m x 1.85m)

Housing sink.

Outside





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
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EPC Rating: C Council Tax
 Band: B

Service Charge: 720.00 Ground Rent:
 5.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV322091

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Oct 1961. Should you require 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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