

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Worcester Court, Anderton Road, Longford CV6 6JQ  
£92,000

**archerbassett**  
LETTINGS AND SALES

**\*LONG LEASE\* NO UPWARD CHAIN \*POTENTIAL RENTAL YIELD OF 7.8%\*** This one bedroom first floor apartment is offered for sale as an excellent first time purchase or investment. It is located close to local amenities and good transport links with the M6 and A444 There is a spacious lounge, fitted kitchen with white wall and base units with integrated electric oven, hob and extractor fan. The part tiled bathroom features a white suite with bath with electric shower over and the main bedroom has built in wardrobes. Other features include double glazing, storage heating, secure entry phone system and allocated parking.

**Living Room**

**11'6" x 11'2" (3.50m x 3.40m)**

Double glazed window to rear, two built in storage cupboards, spacious lounge with carpet.

**Hallway**

Internal hallway with access to all rooms.

**Bathroom**

**6'8" x 4'11" (2.03m x 1.50m)**

Part tiled bathroom with white suite to include a bath with electric shower over, W/C and hand wash basin.

**Kitchen**

**10'11" x 4'11" (3.34m x 1.50m)**

Double glazed window to rear, fitted kitchen with a range of white wall and base units, integrated electric hob and oven with extractor unit above.

**Bedroom**

**10'6" x 9'6" (3.20m x 2.90m)**

Double glazed window to rear, large double room with carpet and built in wardrobes.

**Tenure - Leasehold**

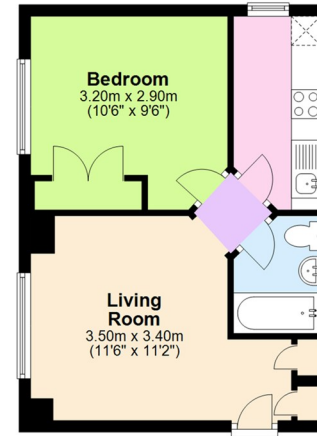
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in

these particulars have been provided by the vendor and have not been verified by the agent.

**Viewings**

Viewings are strictly by appointment only via Archer Bassett.

**Floor Plan**  
Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 34.9 sq. metres (375.3 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.



**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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