



Sedgemoor Road, Whitley, Coventry CV3 4DZ
£80,000

archerbassett
LETTINGS AND SALES

*****CASH BUYERS ONLY - LOW LEASE - 33 YEARS**

REMAINING - *** A spacious ground floor, two bedroom maisonette with double glazing and gas central heating. Comprising of a entrance hallway with storage cupboard, large lounge with feature fireplace, fitted kitchen with a range of wall and base units and a modern fully tiled bathroom with white suite to include W/C, hand wash basin and corner shower cubicle. The flat is set back from the road with a gardens to both the front and rear, with the rear also having a space for off road parking and is within easy reach of Coventry airport, Airport Retail Park and the A45 which provides excellent links to the motorway network.

Kitchen

5'11" x 10'3" (1.81 x 3.14m)

Double glazed window to rear, fitted kitchen with a range of wall and base units and large built in storage cupboard.

Lounge

13'10" x 10'7" (4.24m x 3.23m)

Double glazed window to front with views of garden. Spacious lounge with feature fireplace and carpet.

Bathroom

6'2" x 5'4" (1.89m x 1.64m)

Double glazed window to side with privacy glass, fully tiled modern bathroom with w/c, hand wash basin and corner shower cubicle

Bedroom 1

12'7" x 9'9" (3.85m x 2.99m)

Double glazed window to rear overlooking rear garden. Large double room with carpet.

Bedroom 2

11'0" x 6'5" (3.36m x 1.98m)

Double glazed window to front, good size bedroom with carpet.

Tenure - Leasehold

The agent has been informed that the property is offered

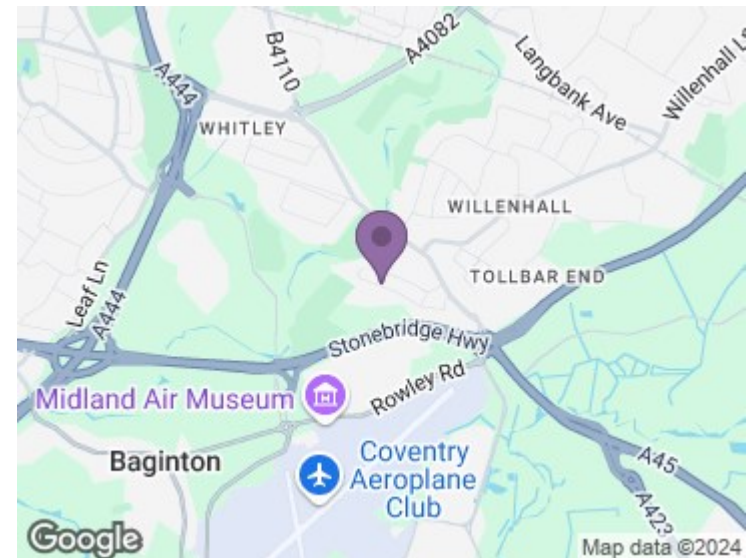
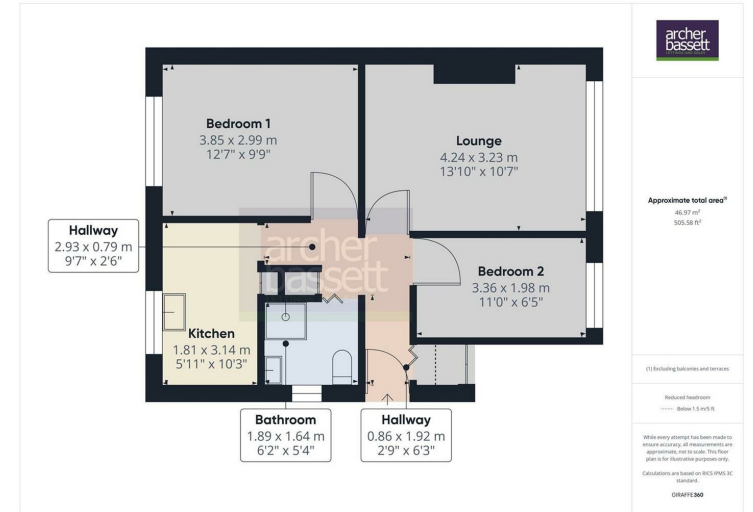
leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

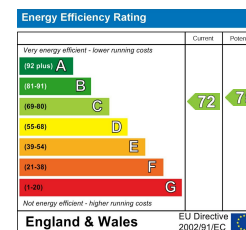
Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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