

Darnford Close, Walsgrave, Coventry CV2 2EB  
£80,000

**archerbassett**  
LETTINGS AND SALES



A substantial two double bedroom first floor duplex flat located in a quiet cul-de-sac within walking distance to University Hospital Coventry and local amenities. Briefly comprises of spacious living area with laminate flooring, a fitted kitchen with a range of wall and base units, electric hob/oven and a fully tiled bathroom with white suite to include bath with electric shower over, W/C and hand wash basin. Additional benefits include a separate garage, communal off road parking, gas central heating and double glazing throughout.

**Kitchen**

7'2" x 14'1" (2.19m x 4.30m)

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

**Living Room**

14'4" x 10'4" (4.38m x 3.16m)

Double glazed window to front, spacious lounge with laminate flooring.

**Bedroom 1**

11'3" x 10'4" (3.44m x 3.15m)

Double glazed window to front, large double room with built in storage.

**Bedroom 2**

10'0" x 8'2" (3.05m x 2.49m)

Double glazed window to rear, double room with carpet.

**Bathroom**

7'0" x 5'5" (2.14m x 1.66m)

Double glazed windows to rear, fully tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin.

**Leasehold Information**

Additional 90 year lease extension offered at an additional cost of approximately £25,000.

Current lease of 51 years. (CASH PURCHASE ONLY)

Service charge is £852.58pa

Ground Rent is £12.50pa

**DISCLAIMER**

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**Tenure - Leasehold**

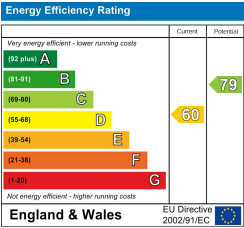
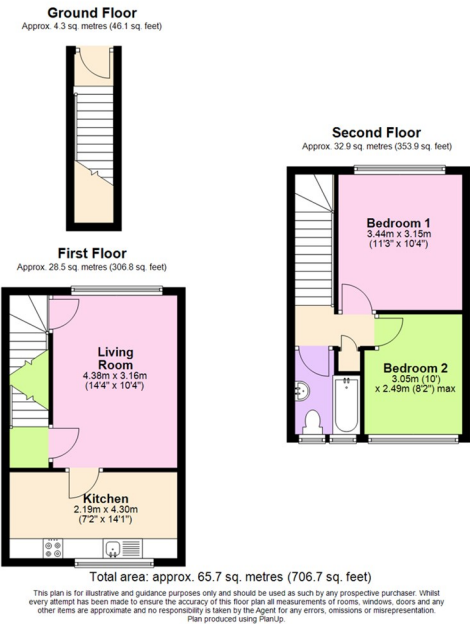
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have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



67 Hertford Street, Coventry CV1 1LB  
**024 7623 7500**  
sales@archerbassett.co.uk  
archerbassett.co.uk