

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

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Tenure - Leasehold

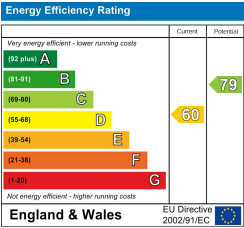
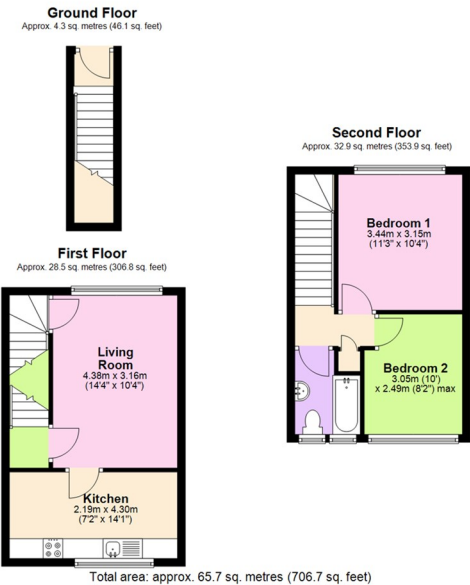
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Viewings

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

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