



Adare Drive, Styvechale, Coventry CV3 6AD  
£180,000

**archerbassett**  
LETTINGS AND SALES



**\* LONG LEASE \*** A well-presented first floor two bedroom flat set within well-maintained communal grounds located in a quiet cu-sac which offers easy access to Coventry City Centre and the train station and comes with double glazing and gas central heating throughout. Comprising of a spacious living/dining room with a large picture window & laminate flooring, a fitted kitchen with a range of wall and base units and the fully tiled bathroom with shower cubicle, hand wash & W/C. Both of the bedrooms are well proportioned and benefit from having built in wardrobes. Other features include a garage and a secure phone entry system.

**Lounge**  
**17'7" x 11'6" (5.37m x 3.50m)**  
Double glazed large picture windows to rear, spacious lounge.

**Bathroom**  
**4'3" x 6'8" (1.29m x 2.03m)**  
Part tiled bathroom with shower cubicle, W/C and hand wash basin.

**Bedroom 1**  
**10'4" x 9'11" (3.16m x 3.02m)**  
Double glazed window to rear, double room with carpet and built in wardrobes.

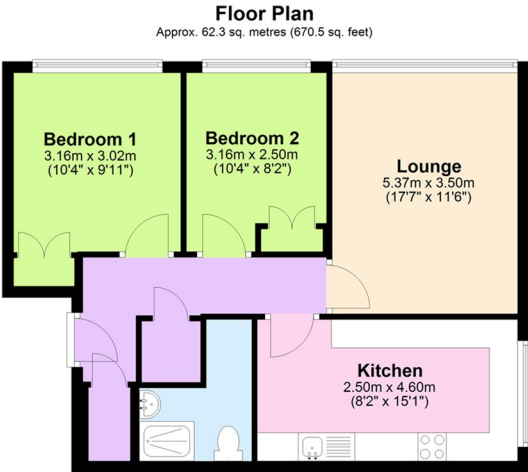
**Bedroom 2**  
**10'4" x 8'2" (3.16m x 2.50m)**  
Double glazed window to rear, double room with carpet and built in wardrobes.

**Kitchen**  
**8'2" x 15'1" (2.50m x 4.60m)**  
Double glazed window to side, fitted kitchen with a range of wall and base units.

**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.



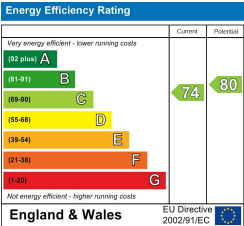
Total area: approx. 62.3 sq. metres (670.5 sq. feet)

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.



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