



TAILOR MADE
SALES & LETTINGS



Signet Square

, Coventry, CV2 4NZ

Asking Price £125,000



ANOTHER PROPERTY SOLD BY
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, Coventry, CV2 4NZ

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Full description

Tailor Made Sales & Lettings are pleased to bring market this modern first floor apartment in Signet Square, Coventry. The property is an excellent sized and very well presented two double bedroom apartment with lovely open plan living / dining / kitchen area with Juliet balcony.

The property is current let on an assured short hold tenancy agreement until the end of August 2024, paying £850 per calendar month on a bill exclusive agreement. If you not looking for a buy to let purchase, notice can be served and offered with no onward chain.

The apartment benefits from off-road parking to the rear, along with a secure intercom communal entrance with stairs leading directly to the front door.

Located around five minutes from Coventry City Centre, with excellent transport links & public transport options.

Property Summary

Secure Communal Entrance

Intercom system and stairs to the first floor, where the apartment's front door is directly at the top of the stairs.

Entrance Hallway

Doors to all principle rooms and a store cupboard.

Open Plan Living / Dining / Kitchen

Living Area

Well presented with double glazed window to the

side elevation, double glazed French doors and Juliet balcony, central heating radiator.

Kitchen Area

A selection of modern wall and base units, laminate counter tops, tiled splash backs, stainless steel sink drainer, four ring gas hob, electric oven, extractor hood above, double glazed window and space for a washing machine and fridge freezer.

Bedroom One

Double glazed window and central heating radiator.

Bedroom Two

Double glazed window and central heating radiator.

Agents Note

We have been advised the property was issued with a 150 year from new (1st January 2005). The ground rent is £80 per annum, paid bi-annually. The service charge is deducted over 10 months with the first charge being £150 per month and the remaining months at £114 per month, totally £1176 with nothing to pay in December and January.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require

proof of the full amount or a solicitors letter

- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any

of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



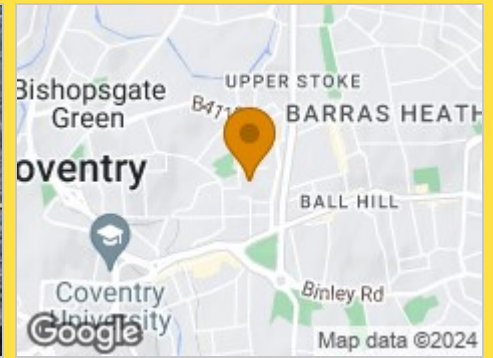
Road Map



Hybrid Map



Terrain Map



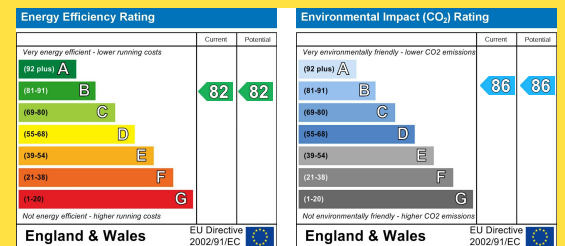
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.