



TAILOR MADE
SALES & LETTINGS



Allesley Hall Drive

Allesley, Coventry, CV5 9RD

Asking Price £180,000



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Tailor Made Sales and Lettings are delighted to bring to market this stunning garden apartment, located in the highly desirable Dovecotes, retirement complex for the over 55's. The property is located in the heart of Allesley Park, the Dovecotes in conveniently positioned within easy reach of a wide range of local amenities, access to the walled garden and lovely walks round the park. There is also a bus terminus a short walk from the front door, which will provide access into Coventry City Centre and UHCW.

The property is situated within the former stable block, full of character and much sought after position within the development with private front entrance, small patio area and direct access onto the stunning well kept communal grounds, which are lawned and well stocked with beautiful mature shrubs and flowers.

The apartment is beautifully presented throughout with modern fixtures and fittings, stylish engineered oak flooring, modern shower room, modern fully fitted kitchen, two spacious double bedrooms and a generous dual aspect open plan lounge / diner with feature cathedral style window.

There is a monthly maintenance charge of £191.63 (£44.10 per week) and a ground rent of £100 per annum is associated with the apartment which offers a number of benefits including; water for the apartment, weekly garden maintenance, building maintenance, building insurance, window cleaning every 6 weeks, communal lighting and gritting of the grounds in adverse weather. (details of these charges should be verified by your legal

representative).

Full Property Summary

Entrance Hallway

Doors off to all principle rooms and a large storage cupboard.

Shower Room

A fully tiled and shower boarded modern shower room with walk in shower enclosure, glass screen, WC, wash hand basin with vanity unit and double glazed window.

Bedroom One

A spacious double bedroom with featured arch window, built in storage and electric heater.

Bedroom Two

Double glazed window and electric heater.

Kitchen

A modern range of wall and base units, stylish counter tops, four ring electric hob, electric oven with extractor hood above, space for washing machine, tumble dryer or dishwasher and fridge freezer. Double glazed window.

Lounge / Diner

Dual aspect windows including a lovely featured arch window overlooking the garden, electric heater.

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.

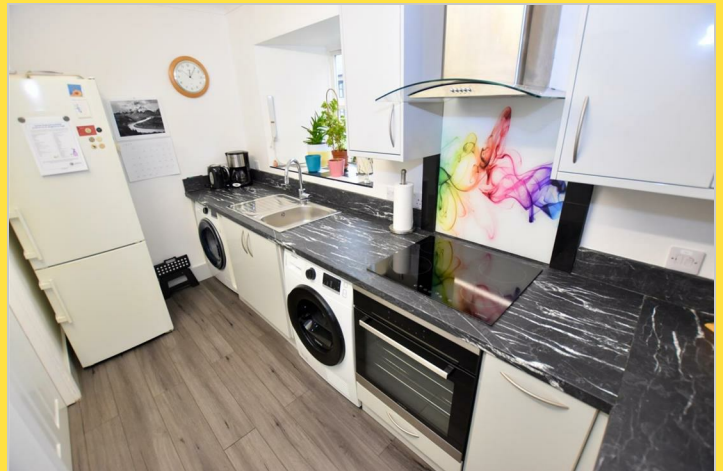
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

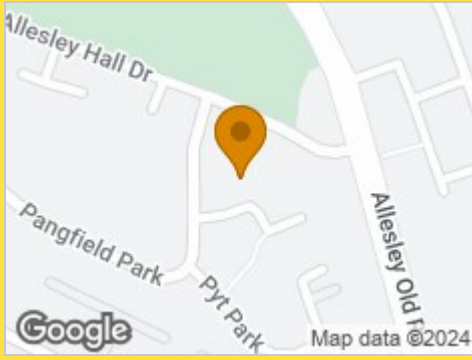
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



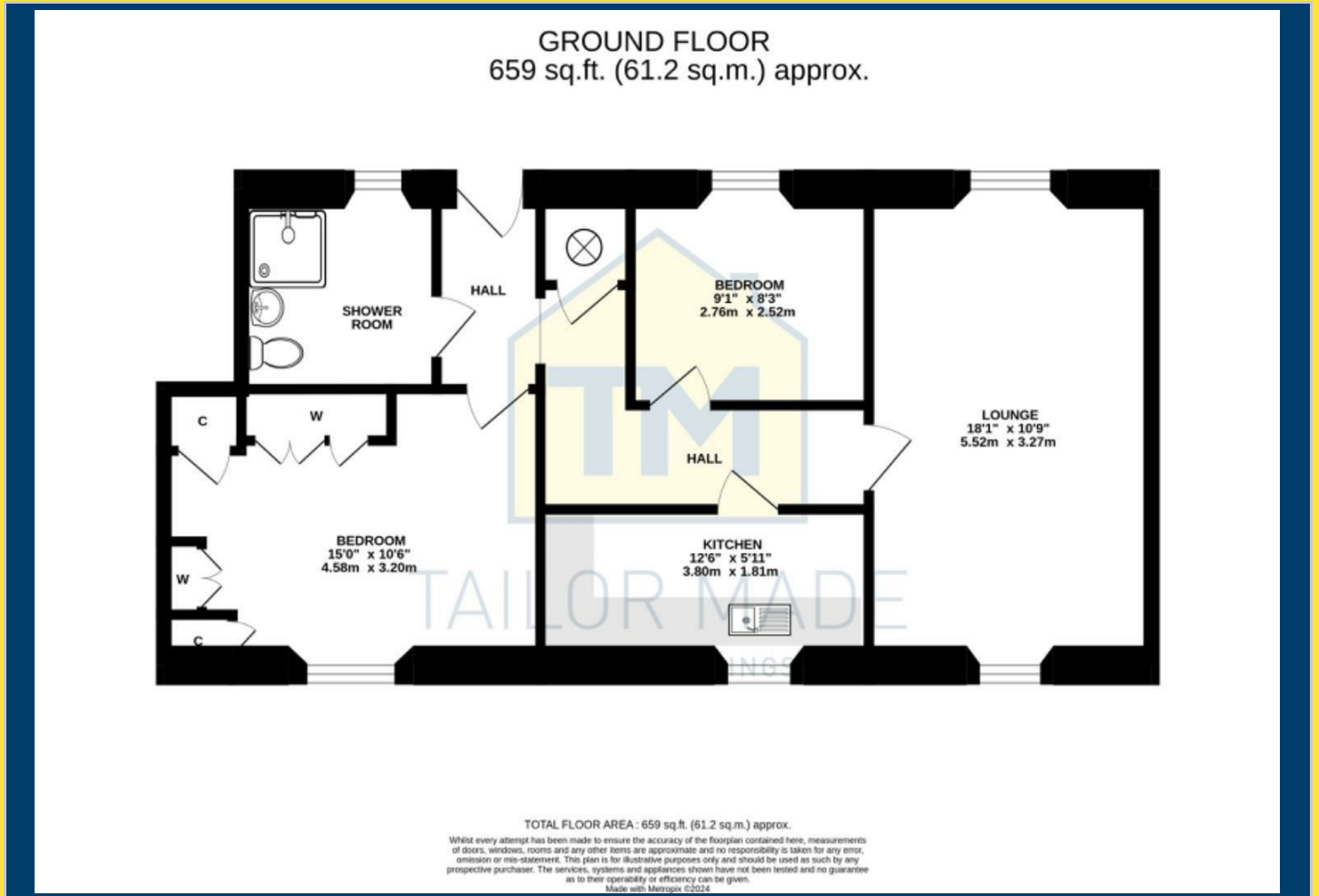
Hybrid Map



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
England & Wales	EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC

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.