



TAILOR MADE
SALES & LETTINGS



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Sutherland Avenue

Mount Nod, Coventry, CV5 7RB

Asking Price £130,000



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Tailor Made Sales and Lettings are delighted to offer this well presented two bedroom, GROUND FLOOR, independent living retirement flat in the heart of Mount Nod.

Westbrook Court is ideally positioned within walking distance of local convenience stores, pharmacy, two pubs, hairdressers, local cafe and some lovely walks along the brook. The development has secure gated off-road parking and secure communal entrance

All residents have the flexibility of complete independent living, all the benefit of interaction with the other residents with spacious and comfortable communal living room, ready room, conservatory and kitchen facilities. There is a lovely well kept private rear garden and seating area.

The apartment offers two bedrooms, or the option to use one as a dining room and has built in storage. There is a well decorated lounge with wall mounted electric fire, providing a focal point to the room and opening into a modern refitted kitchen. The shower room has been completely refitted and offers modern tiling, walk-in shower enclosure, WC and wash hand basin.

The property is offered with no onward chain and an internal viewing is highly recommended.

Entrance Hallway

Doors off to all principle rooms and a large store cupboard, currently housing a newly installed water tank and space for a tumble dryer.

Lounge

Double glazed window to the front elevation, wall mounted electric fire, electric panel heater, sliding pocket doors to bedroom two / dining room. Opening to the kitchen.

Kitchen

A modern refitted kitchen, comprising a range of wall and base units, stainless steel sink drainer, four ring electric hob, electric oven, extractor fan, space for washing machine and fridge freezer.

Bedroom One

Double glazed window to the front elevation, electric heater and built in wardrobes.

Bedroom Two

Double glazed window to the front elevation, electric heater and sliding pocket doors to the lounge.

Shower Room

A fully tiled modern shower room, comprising a walk-in enclosure, wash hand basin with vanity unit, WC and chrome heated towel rail.

Agents Note

We can confirm the lease is 125 year from October 1993, leaving 94 years un-expired and the current owners have confirmed a service charge of £100 per month, covering communal cleaning and lighting, use of the common areas, gardening, window cleaning and building insurance. These details should be checked by your legal representative prior to completion.

How to Make an Offer

We will require the following information before we

Tel: 024 76939550

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.



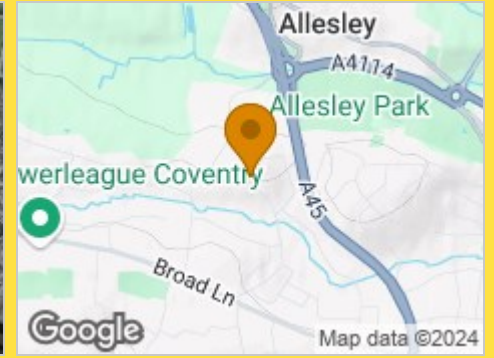
Road Map



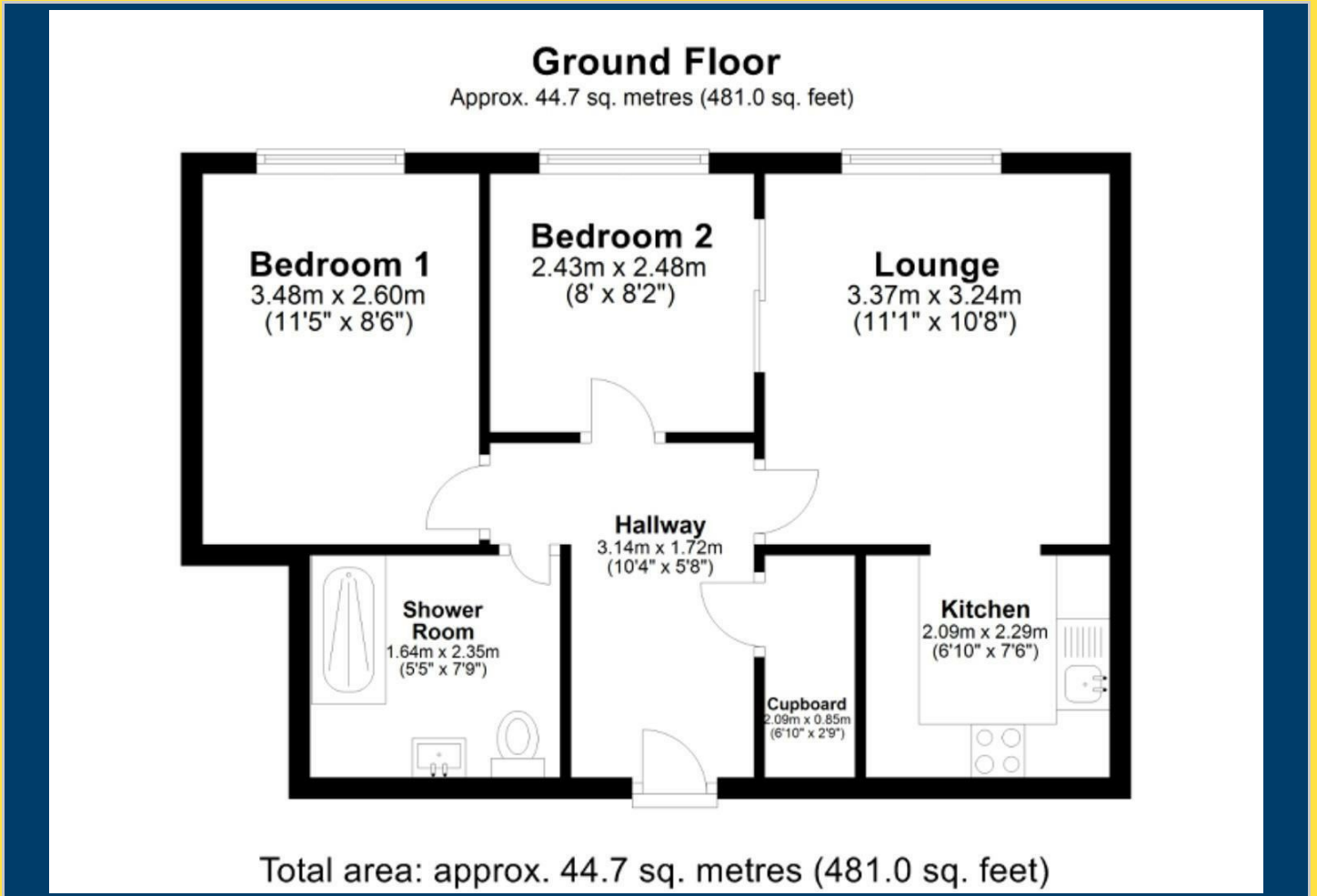
Hybrid Map



Terrain Map



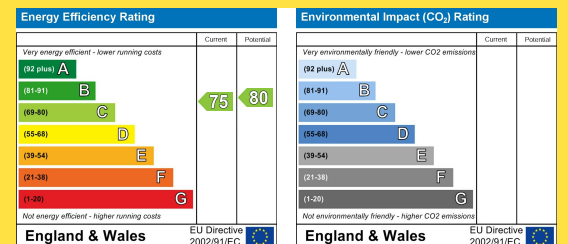
Floor Plan



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.