



TAILOR MADE

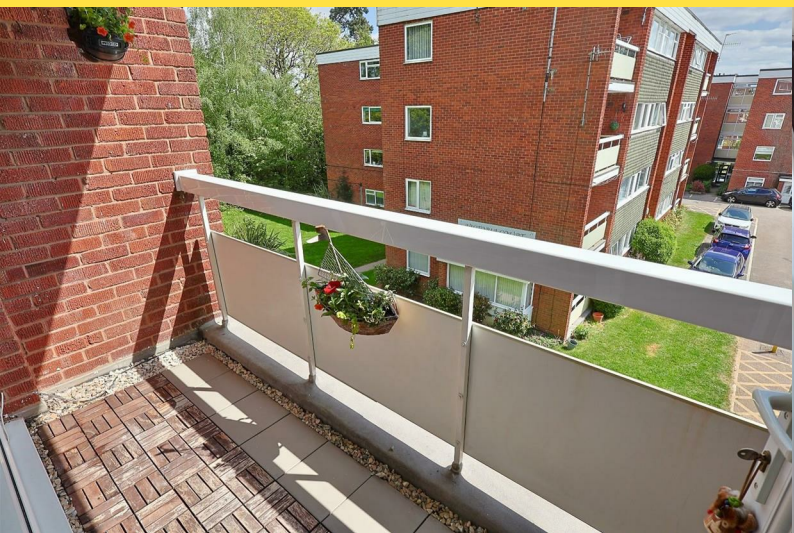
SALES & LETTINGS



## Allesley Hall Drive

Allesley Park, Coventry, CV5 9NR

Asking Price £175,000





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A delightful two double bedroom, light and airy second floor modern apartment situated in the highly coveted Victoria Court development overlooking Allesley Park Golf Course. The property has the huge benefit of a garage en-bloc and residents parking. There is a long lease in place and a well run, local management company.

Located in the first block of Victoria Court, off either Allesley Hall Drive or Pangfield Park, the property is surrounded by well manicured communal grounds and is access via two secure intercom entrance doors. This lovely home is located on the second floor with recently redecorated communal hallways, soon to be installed new flooring and private front door.

The accommodation comprises a spacious entrance hallway, large storage cupboard, two genuine double bedrooms with large windows, modern bathroom, modern kitchen with pleasant outlook and lovely open plan lounge / diner with dual aspect windows and sliding patio doors onto a private balcony.

Victoria Court is perfectly situated on the edge of the Allesley Park estate, close to a wide range of local amenities and a stones throw from Allesley Park, overlooking the golf course. The property is within easy reach of excellent road links in and out of the city, quick access to the NEC, Birmingham Airport and various rail stations.

### Full Property Summary

#### Entrance Hallway

Doors to all principle rooms and a large storage cupboard.

#### Lounge / Diner

Double glazed window to the side elevation, electric heaters, double glazed sliding doors to the private balcony

#### Kitchen

A selection of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker and hob, extractor hood, space for white goods and double glazed window with pleasant outlook.

#### Bedroom One

Double glazed window, electric heater and built in wardrobes

#### Bedroom Two

Double glazed window, electric heater and built in wardrobes

#### Bathroom

A fully tiled, modern bathroom, comprising a white suite including p-shaped bath, glass screen, wash hand basin, WC, radiator and double glazed window.

#### Garage En-Bloc

#### 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.

### Agents Note

Please note there is gas to the block, should you wish to have gas central heating instead of electric heaters.





Road Map



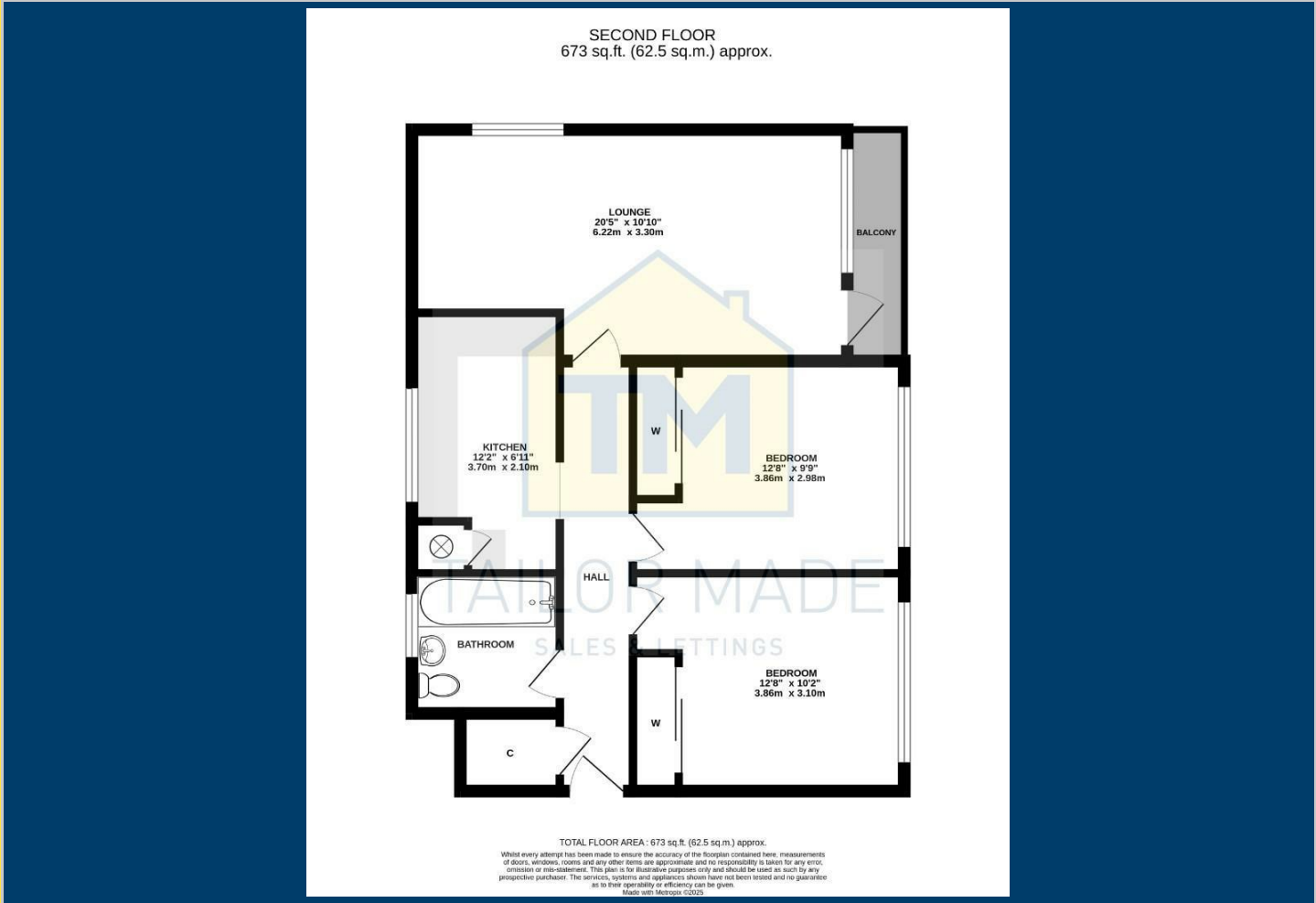
Hybrid Map



Terrain Map



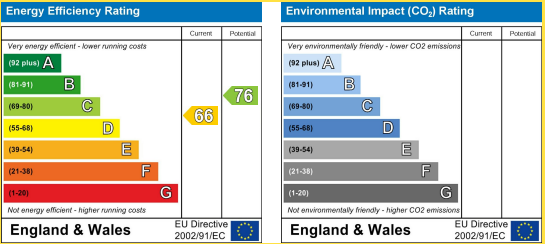
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.