



TAILOR MADE

SALES & LETTINGS



Clayton Road

Coundon, Coventry, CV6 1QE

Offers Over £195,000



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Tailor Made Sales and Lettings are delighted to introduce this rare and exciting THREE BEDROOM, first floor luxury apartment located in this very desirable, secure and gated complex called Robina Court. The development was constructed by very reputable local builders, O'Flanagan Homes and built to a very good specification.

This beautifully presented, modern apartment, offers an excellent alternative to a family home with well proportioned bedrooms, two wash facilities, ample storage, low maintenance but still having outside space with a balcony off the spacious lounge and a large central residents' green within the gated development.

The property benefits from secure off-road, allocated parking space, long lease, well run management company and our clients have found their onward purchase. Robina Court is well served with excellent local amenities with large parade of shops, nearby on Holyhead Road, including well respected Butchers and Deli, very popular cafes, Tesco Metro and a short distance to Alvis Retail Park, where larger stores are located. There are some lovely parks close by, as well as Coundon Wedge, popular with walkers. The area also benefits from popular primary and secondary school choices.

Full Property Summary

Entrance Hallway

Secure intercom entrance to grant access for visitors, ample storage and doors off to all principle room.

Lounge

A lovely sized lounge which is semi open plan to the kitchen, ample living and dining space, double glazed window overlooking the central green and double glazed door onto the private balcony terrace.

Kitchen

A range of updated wall and base units, laminate counter tops, new splash back tiling, built in fridge freezer, electric oven, four ring hob, extractor hood and washing machine. Double glazed window to the rear elevation.

Bedroom One

A lovely decorated double bedroom, with double glazed window to the front elevation and electric heater. Door into the en-suite shower room.

En-Suite Shower Room

A modern en-suite shower room with shower enclosure, WC, wash hand basin, radiator and extractor fan.

Bedroom Two

Double glazed window to the front elevation and radiator.

Bedroom Three

Double glazed window to the front elevation and radiator.

Bathroom

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

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

Tel: 024 76939550

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



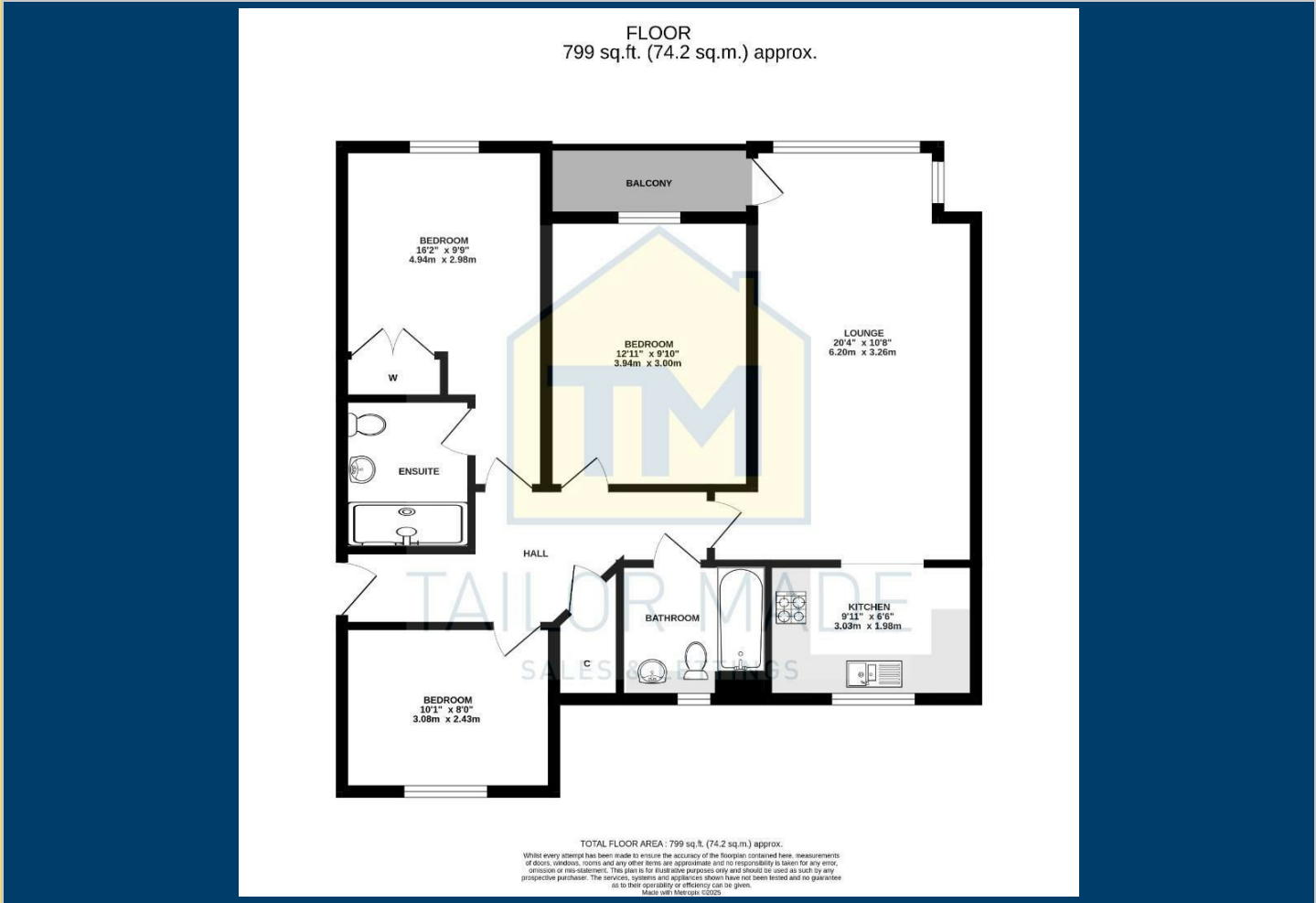
Hybrid Map



Terrain Map



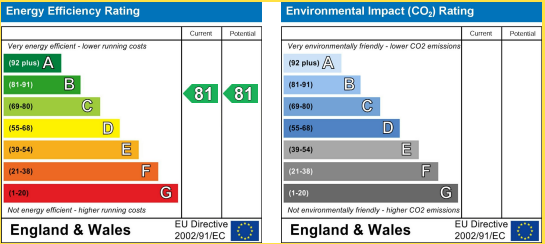
Floor Plan



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.