



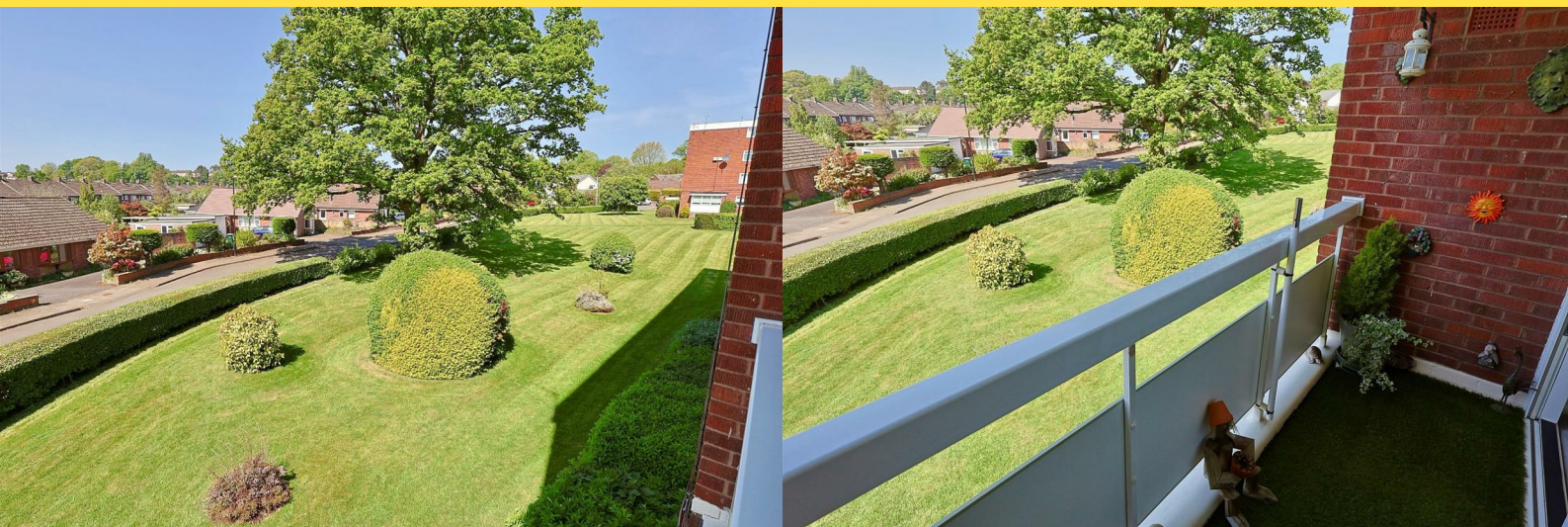
TAILOR MADE
SALES & LETTINGS



Allesley Hall Drive

Allesley Park, Coventry, CV5 9NQ

Asking Price £185,000



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Nestled on the edge of the picturesque Allesley Park, this beautifully refurbished two-bedroom first-floor apartment offers a perfect blend of modern living and beautiful leafy surroundings. Set within a well-maintained development, the property boasts immaculate communal grounds, recently redecorated communal areas, new communal roof and a peaceful, leafy outlook.

Finished to a high standard throughout, the apartment features a spacious open-plan living area with a sleek, contemporary kitchen fitted with quality appliances, stylish cabinetry, and quartz counter tops — ideal for both everyday living and entertaining. Natural light floods the space, with direct access to a private balcony that offers a tranquil spot to enjoy your morning coffee or unwind in the evening.

Both bedrooms are generous doubles, offering excellent proportions and flexibility for sharers, couples, or those in need of a dedicated workspace. A modern, fully tiled bathroom completes the interior, along with ample storage and updated fixtures and fittings throughout.

Further benefits include double glazing, gas central heating, and resident parking. There is a long lease in place and a well run local management company.

This impressive apartment combines modern comfort with a prime location, just a short walk from the expansive green spaces of Allesley Park and within easy reach of local shops, transport links, Birmingham Airport, NEC, nearby railway stations and Coventry city centre.

Full Property Summary

Entrance Hallway

Doors to the shower room, large storage cupboard, both double bedrooms, the lounge / diner and open plan to the kitchen. Full redecorated, plastered and fitted with spot lights.

Shower Room

A stylish and contemporary, fully tiled shower room with walk in shower enclosure, wash hand basin with vanity unit, WC, radiator and double glazed window.

Bedroom Two

A spacious double bedroom with large double glazed window overlooking the immaculate communal grounds, central heating radiator.

Bedroom One

A spacious double bedroom with large double glazed window overlooking the immaculate communal grounds, central heating radiator.

Open Plan Kitchen

A stunning range of fitted wall and base units, quartz counter tops and up-stands, inset sink drainer, fitted 50/50 fridge freezer, washer, corner pantry cupboard, electric oven and microwave and four ring induction hob.

Lounge / Diner

Dual aspect double glazed windows to the side and front elevation, central heating radiators, ample lounge and dining space, sliding patio doors onto a lovely private balcony overlooking the immaculate communal grounds.

How to Make an Offer

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

Tel: 024 76939550

- 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



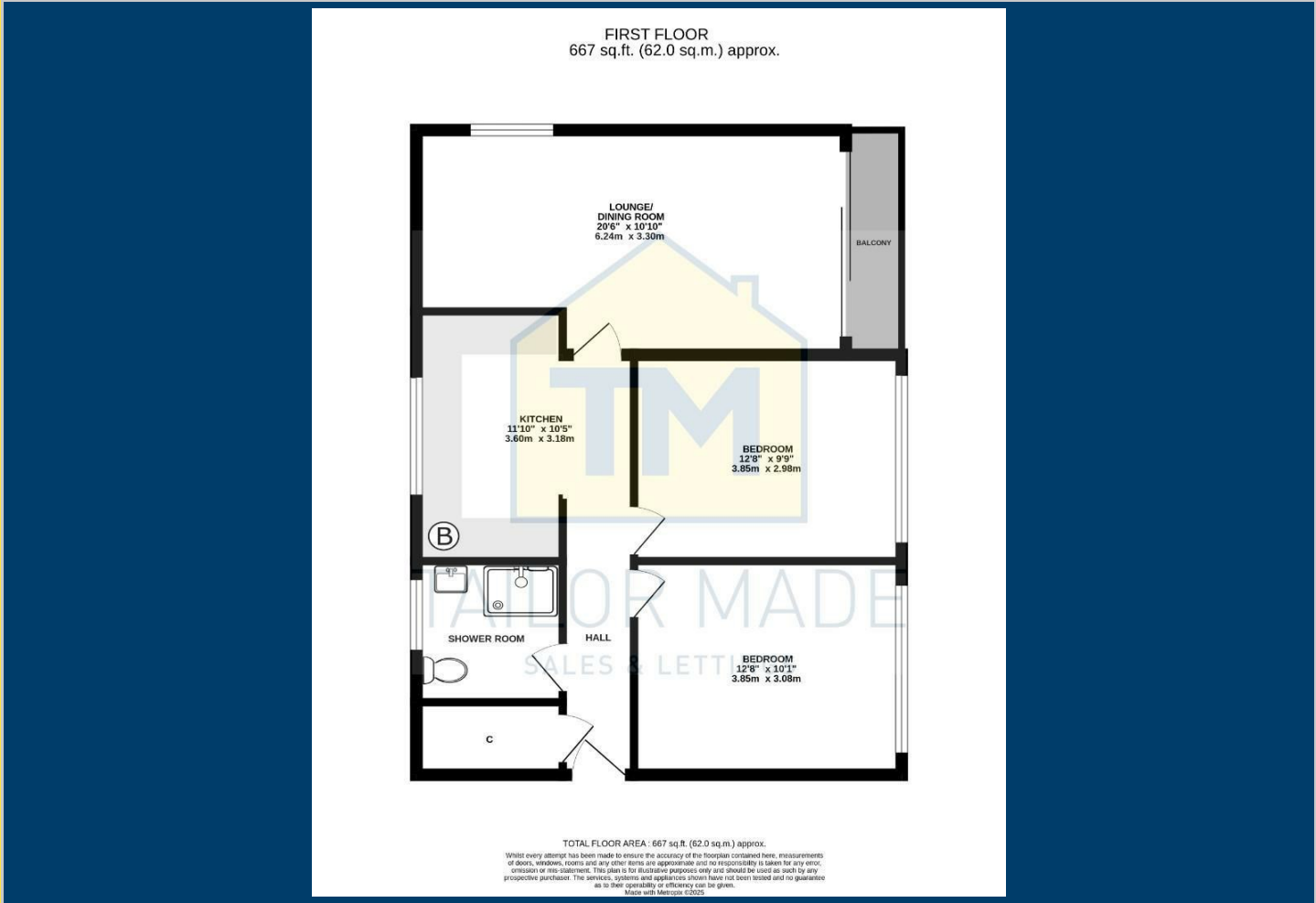
Hybrid Map



Terrain Map



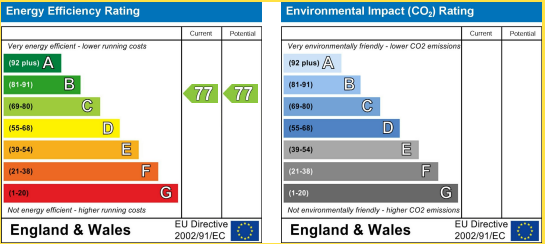
Floor Plan



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