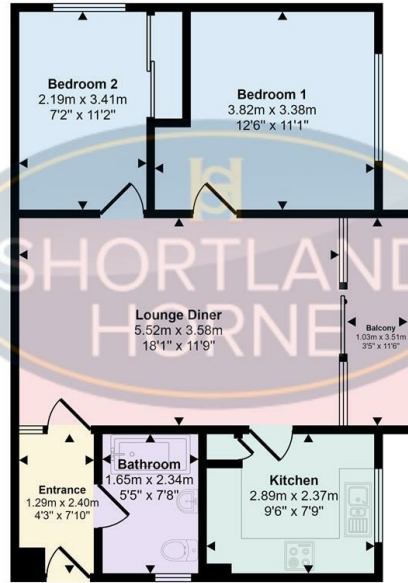


Floor Plan

Approx Gross Internal Area
57 sq m / 614 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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follow us  

Mackenzie Close
CV5 9NY



£178,000 Asking Price | Bedrooms 2 Bathrooms 1

LONG LEASE OF APPROX 955 YEARS REMAINING - TWO DOUBLE BEDROOMS - FIRST FLOOR SPACIOUS APARTMENT - SINGLE GARAGE EN-BLOC - RESIDENTS PARKING OFF-ROAD - POPULAR LOCATION IN ALLESLEY VILLAGE, CLOSE TO SHOPS, AMENITIES AND ROAD LINKS - IDEAL FIRST PURCHASE OR INVESTMENT OPPORTUNITY

A spacious two double bedroom first floor apartment located in Arden Court, Mackenzie Close, Allesley Village. This is a popular location close to good pubs, shops, village cafe, post office and excellent transport links.

There are well presented communal grounds, residents parking off-road and this property has one single en-bloc garage which is located round the back of the apartment.

The property is accessed via a communal entrance hallway and is located on the first floor. The accommodation comprises of an entrance hallway, a bathroom with a W/C, wash hand basin and a bath, a good size lounge dining room with sliding patio doors opening out to a balcony overlooking the well kept gardens, two double bedrooms with one of the two bedrooms featuring built in wardrobes and a kitchen with a selection of wall and base units, with integrated oven with an electric hob, washing machine, tiled splash back, sink drainer.

GOOD TO KNOW:

Tenure: Leasehold

Lease - 955 years remain (we believe as at 16/5/24 the years remaining are 955)

Ground Rent - £20.00 PER ANNUM

Service Charge - £120.00 PER MONTH (inclusive of gardening, cleaning of communal areas and windows and building insurance)

Vendors Position: No Chain

EPC Rating: D

Total Area: Approx. 612.2 Sq. Ft

FIRST FLOOR

Entrance Hallway

Bathroom

5'5 x 7'8

Lounge/Diner

18'1 x 11'9

Kitchen

9'6 x 7'9

Bedroom One

12'6 x 11'1

Bedroom Two

7'2 x 11'2