



**11 Headly House 118a Holyhead Road, Coundon  
Coventry CV1 3AE  
Offers Invited £125,000**

Pointons Estate Agents are pleased to welcome to market this two bedroom second floor apartment on Holyhead road, Coventry. Close to local shops, schools, the motorway network and within walking distance to Coventry City Centre. This modern property will be a superb buy for a first time buyer or investor.

In brief the property comprises of; an entrance hall, open plan lounge/kitchen, two bedrooms with an en-suite in the master bedroom and family bathroom. This property is offered with no upward chain, vacant possession and access for viewings for the agent. EPC C



**Entrance Hall**

Double door Boiler/Airing cupboard, with doors to two separate storage cupboards, intercom with video panel, single radiator, door to:

**Lounge/Kitchen**

21'5" x 11'0" (6.53m x 3.36m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine, fridge/freezer and integrated electric cooker, built-in four ring gas hob with pull out extractor hood over, window to side, window to front, double radiator and TV aia outlet.

**Family Bathroom**

6'1" x 7'6" (1.85m x 2.29m)

Three piece suite with panelled bath with mixer tap and shower hose, glass shower screen, pedestal wash basin and toilet, heated towel radiator and ceiling mounted extractor fan.

**Master Bedroom**

9'11" x 11'1" (3.01m x 3.38m)

Window to front, single radiator, door to:

**En-suite**

5'8" x 6'11" (1.72m x 2.10m)

Three piece shell style suite comprising vanity wash hand basin with base cupboard, close coupled WC, shower cubicle with sliding glass door, single radiator and wall mounted extractor fan.

**Bedroom 2**

11'0" x 7'1" (3.35m x 2.17m)

Window to front, single radiator.

**Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

**Tenure**

Leasehold

Expiry date of lease – 1st January 2105, it is a 99 year lease from 1st January 2006

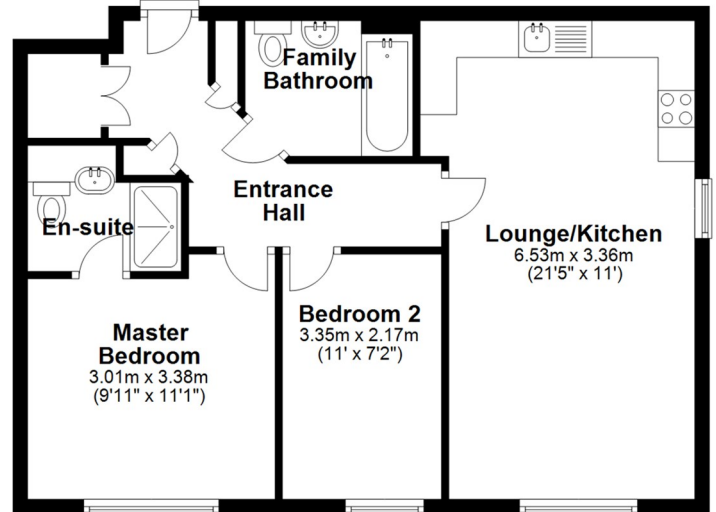
Current ground rent – none charged

Current service charges - £95.12 PCM, Totalling £1,141.44 annually


PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR


**Ground Floor**

Approx. 58.9 sq. metres (634.3 sq. feet)



Total area: approx. 58.9 sq. metres (634.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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