



**Flat 14, Headly House 118A Holyhead Road, Coventry
CV1 3AE
Guide Price £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

8'8" x 2'8" (2.64m x 0.81m)

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.

Good to Know

Leasehold

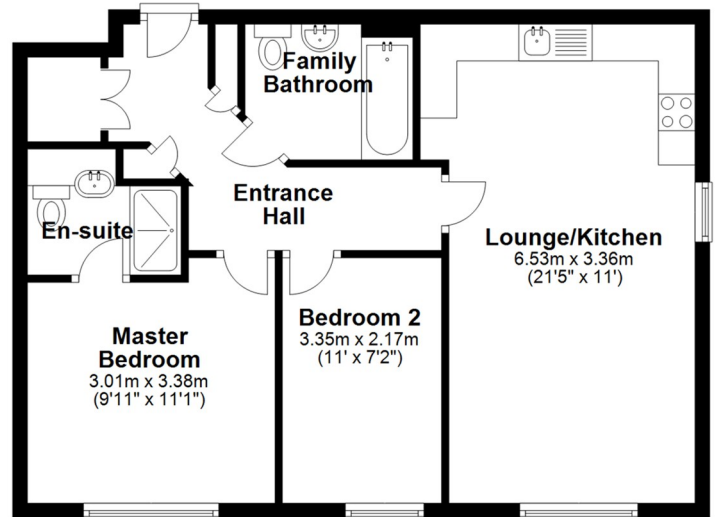
Expiry date of lease – 1st January 2105, it is a 99 year lease from 1st January 2006

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

Floor Plan



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	78	80
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

