



## 32 ST CATHERINES LODGE

COVENTRY, CV6 1QJ

£97,500  
LEASEHOLD

\*\*\* TWO BEDROOM SECOND FLOOR OVER 55'S APARTMENT IN COUNDON \*\*\* With elevator access, communal areas, bathroom, fitted kitchen off living room, off road resident parking, walking distance to supermarket & amenities. Popular for downsizing. No upward chain. Must be viewed!



**fosterlewis & co**  
residential property services

## 32 ST CATHERINES LODGE

- Over 55's Apartment
- Sought after location
- Close to shops and local amenities
- Electric heated
- Bathroom
- Fitted kitchen off living room
- Bedrooms with built in wardrobes
- Second floor position
- Offered with no upward chain
- Priced to sell / Ideal down sizing property



Foster Lewis and Co are delighted to offer for sale this second floor retirement apartment for the over 55's located in a sought after complex close to local shops and public transport. The facilities include a communal lounge and kitchen as well as stairs and lift to all floors. The property benefits from double glazing and electric heating. In brief the accommodation comprises: Hallway, lounge with a bay window, fitted kitchen, two bedrooms with fitted wardrobes and a bathroom WC. There are well maintained communal gardens and a residents car park.

Second Floor Retirement Apartment | Close To All Amenities & Public Transport links | Double Glazing | Electric Heating | Stairs & Lifts | Communal Lounge & Kitchen | Hallway | Lounge With Bay Window | Fitted Kitchen | two bedrooms with Fitted Wardrobes | Bathroom WC | Communal Gardens & Residents Parking | no upward chain | must be viewed | leasehold

No upward chain. Must be viewed.

The property is leasehold with 90 years remaining and has a service charge of £2,711 per annum (£225 per month).

Hallway

lounge 15' 2" x 10' 6" (4.62m x 3.2m)

kitchen 10' 5" x 5' 10" (3.18m x 1.78m)

bedroom 15' 3" x 9' 5" (4.65m x 2.87m)

bedroom 12' 1" x 7' (3.68m x 2.13m)

bathroom

communal gardens

residents parking

Viewings – only through Foster Lewis and Co head office on 02476 592929

Money laundering Act – intended 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. Council Tax – please refer to [www.voa.gov.uk](http://www.voa.gov.uk) to verify this information.

Tenure – the vendor has confirmed verbally to us that the property is Leasehold but you should check this with your legal advisor before exchanging contracts.

Description – measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another.

Consent – we have not had sight of any relevant building regulations, guarantees or planning consents

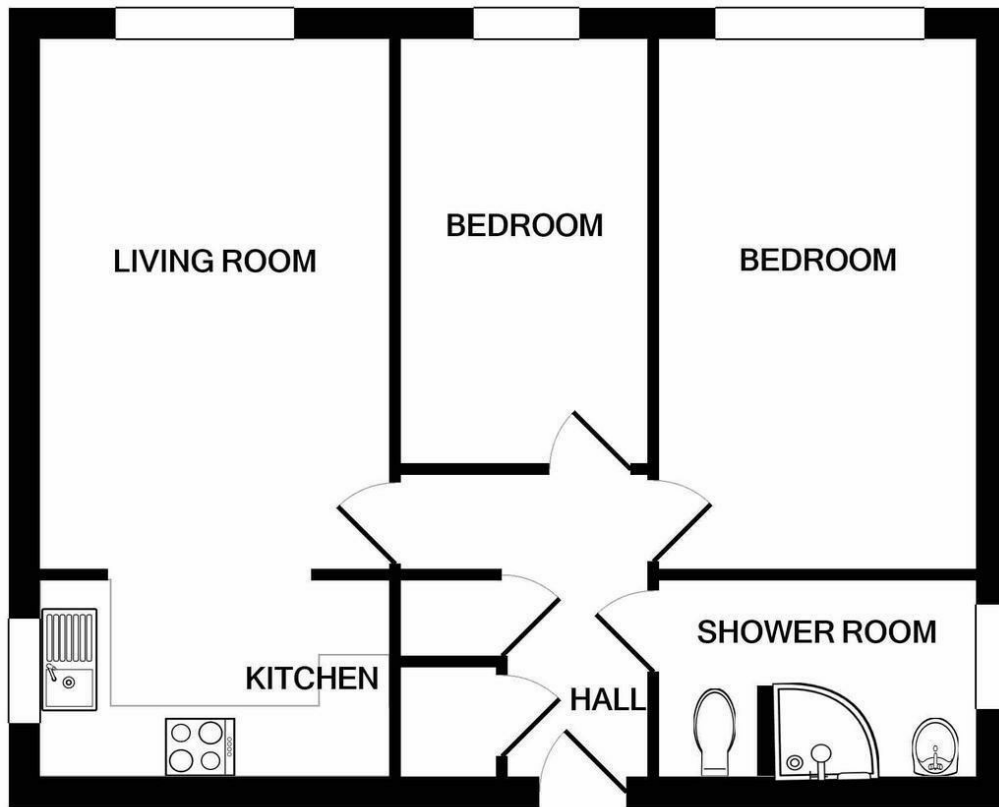
and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

Every attempt has been made to ensure accuracy, photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings, therefore potential buyers are advised to recheck the measurements before committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## 32 ST CATHERINES LODGE





Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Coventry Sales  
 94b Barkers Butts Lane  
 Coventry  
 Warwickshire  
 CV6 1DZ

02476 592929  
 info@fosterlewisandco.com  
 www.fosterlewisandco.com



**fosterlewis&co**  
 residential property services