



97 GRINDLE ROAD
COVENTRY, CV6 6DS

£135,000
LEASEHOLD

*** SUPERB TWO BEDROOM FIRST FLOOR APARTMENT OVER LOOKING THE CANAL ***
Close to Arena shopping park, waterside walks, having fitted kitchen, bathroom with shower, two good size bedrooms and L shaped lounge with Juliette Balcony. Gas central heated & double glazed. Allocated parking. No upward chain



fosterlewis&co
residential property services

97 GRINDLE ROAD

Leasehold

Foster Lewis and Co are delighted to offer for sale this modern first floor apartment which is offered with no upward chain.

Situated in a quiet canal-side development in Longford, the property is only a few minutes walk to the Arena Park shopping centre and surrounded by excellent road links (A444, M6, M69) to get you in around the city with ease.

This apartment benefits from a bright and airy lounge/diner with french doors which open to the Juliet balcony giving you views of the canal and surrounding woodland. There is a great size kitchen with plenty of storage units, fridge-freezer, washing machine and integrated oven and hob.

The modern fitted bathroom has an extractor fan and 'quirky' opening circular window. There are two generous double bedrooms and also the added benefit of a large storage cupboard as you enter the apartment.

The neutral interior design finish and clever layout make this an ideal home or rental property. The property currently has a tenant in situ paying £750 per calendar month should you wish to keep this as an investment.

Outside, the property comes with its own parking space

and there are delightfully kept communal gardens to enjoy.

OTHER INFORMATION:

Energy Rating: C

Lease Remaining: Approximately 106 years

Ground Rent: Two installments of Approximately £30 at six month intervals

Service/Maintenance Charge: Approximately £65 per month

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

Internal -

Entrance Hall -

Lounge - 4.88m x 3.05m (16' x 10') -

Kitchen - 4.14m x 1.85m (13'7 x 6'1) -

Bedroom One - 3.89m x 2.87m (12'9 x 9'5) -

Bedroom Two - 2.82m x 2.03m (9'3 x 6'8) -

Bathroom - 2.46m x 1.85m (8'1 x 6'1) -



Juliet Balcony -

Outside -

Communal Gardens -

Allocated Parking Space -

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 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.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(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	

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

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