



**Lyndale Road
Coventry , CV5 8AT
Offers Over £98,000**



SUMMARY

Homemaker Properties are pleased to present this attractive one-bedroom first floor flat. The property has been newly refurbished throughout with brand new kitchen and new bathroom. The finish is modern and all ready for someone to move in and make it their home.

EXTERIOR

The property sits on the first floor of a building consisting of eight flats over two floors. There is off-road parking outside both the front and the rears of the property.

COMMUNAL ENTRANCE

Communal door entry into hallway with stairs leading to first floor.

FLAT ENTRANCE

Front door into the entrance hallway of the flat with storage cupboard and intercom. From the entrance hallway is a door leading to;

RECEPTION ROOM

With wood-effect laminate flooring and double glazed windows overlooking the rear of the property. Off the reception room is the kitchen, and a door into the bedroom.

KITCHEN

With double glazed window overlooking the side of the property. Fitted wall and base units, stainless steel sink, electric oven and hob, fitted extractor fan, and plumbing connections for washing machine.

BEDROOM

With wood-effect laminate flooring and double glazed windows overlooking the rear of the property. In the bedroom there is a door leading to the bathroom.

BATHROOM

With newly fitted white bathroom suite consisting of; bath with overhead shower, corner sink, and toilet.

LEASEHOLD

The property is leasehold. The leasehold is 125 years from 4 April 2016. A service charge and ground rent is payable and is currently £58PCM combined.

FURTHER INFORMATION

The Energy Performance (EPC) Rating for this property E. This property has been banded as Council Tax Band A.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

