

Cole Court, Coundon Road, Coventry CV6 1PY
£135,000

archerbassett
LETTINGS AND SALES

*****CURRENTLY ACHEIVING £9900PA***** A modern two double bedroom apartment in a popular development close to the City Centre and local amenities, which benefits from gas central heating and double glazing throughout. Comprises of a spacious lounge, fitted kitchen which includes a range of wall and base units with gas hob and electric oven. There is a modern part tiled bathroom with white suite, to include walk in shower, W/C and hand wash basin. Other features include secure telephone entry system and allocated parking. Can be offered with existing tenants or with vacant possession.

Lounge
17'4" x 10'7" (5.29m x 3.23m)

Double glazed bay window to front, spacious lounge with carpet.

Kitchen
8'5" x 11'5" (2.57m x 3.47m)

Dual aspect windows, generously sized kitchen with a range of wall and base units and integrated gas hob and electric oven.

Bedroom 1
8'8" x 11'5" (2.65m x 3.47m)

Double glazed window to side, large double bedroom with carpet.

Bedroom 2
13'1" x 11'5" (3.98m x 3.47m)

Double glazed window to side, large double room with two built in wardrobes.

Bathroom
7'2" x 6'4" (2.19m x 1.93m)

Modern tiled bathroom with walk in shower, W/C and hand wash basin.

Viewings
Viewings are strictly by appointment only via Archer Bassett.

DISCLAIMER

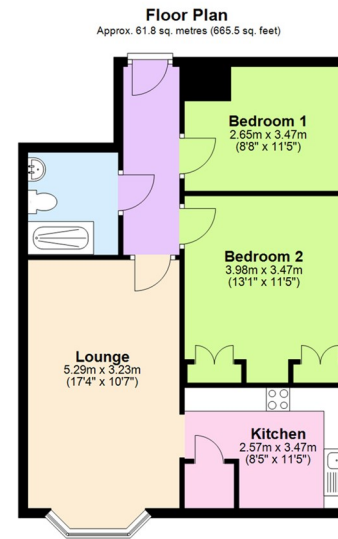
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Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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