

Stonebury Avenue, Coventry

4 Bedroom Flat - Duplex

£199,950



FOR SALE

archer bassett
LETTINGS AND SALES







OPEN TO INVESTORS - TENANT IN SITU GENERATING A RENTAL INCOME OF £11,400PA A deceptively spacious four bedroom duplex flat in the heart of Eastern Green set close to local amenities and schools. Briefly comprising of porch, lounge, fitted kitchen/diner with a range of wall and base units and integrated hob and oven. To the first floor are three double bedrooms, a single bedroom and tiled bathroom with bath and shower over, W/C and hand wash basin. Externally the property benefits from a patio garden and garage behind secure gates.

Inner Hallway
6.65m x 2.10m (21'10" x 6'11")
Exceptionally large entrance hallway

Lounge
2.70m x 5.25m (8'10" x 17'3")
Double glazed window to rear, large lounge with carpet.

Kitchen
2.70m x 3.45m (8'10" x 11'4")
Double glazed window to rear, fitted kitchen with a range of wall and base units and integrated gas hob and electric oven

Bedroom 1
3.95m x 5.37m (13'0" x 17'7")
Two double glazed windows to front, large double room with laminate flooring

Bedroom 2
3.95m x 3.30m (13'0" x 10'10")
Double glazed window to front, double room with laminate flooring

Bedroom 3
3.70m x 2.68m (12'2" x 8'10")
Double glazed window to rear, double room with laminate flooring

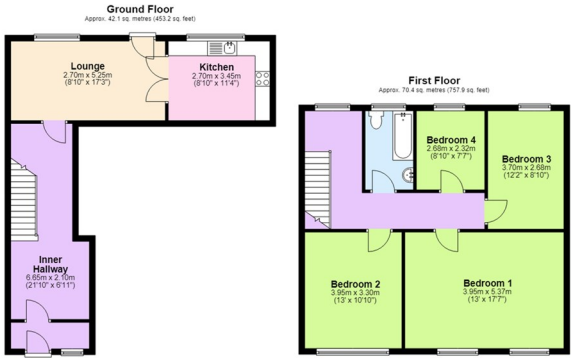
Bedroom 4
2.68m x 2.32m (8'10" x 7'7")
Double glazed window to rear, single room.

Bathroom
2.68m x 1.64m (8'10" x 5'5")
Double glazed window to rear, tiled bathroom with bath and shower over, W/C and hand wash unit.

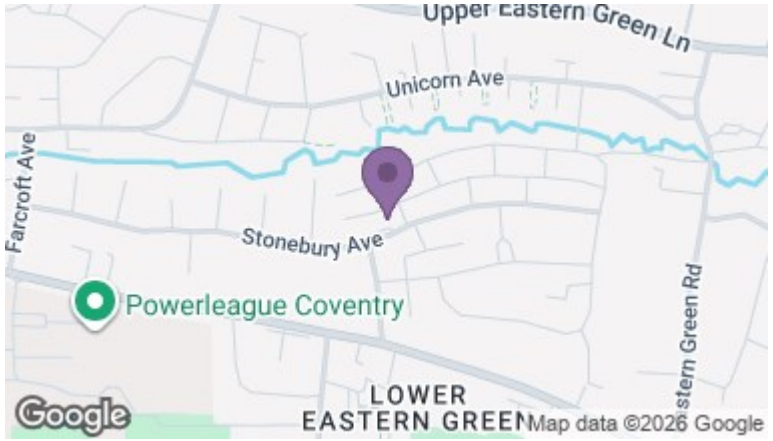
Viewings
Viewings are strictly by appointment only via Archer Bassett.

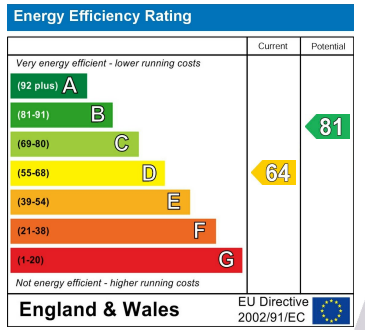
Tenure - Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in 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. 112.5 sq. metres (1211.2 sq. feet)





FOR SALE

archer bassett
LETTINGS AND SALES

Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

Archer Bassett | 477 Holyhead Road Coventry CV5 8HU

024 7659 2255 | sales@archerbassett.co.uk | archerbassett.co.uk