



Hickory Close Coventry CV2 2NY

for sale offers over
£100,000



Property Description

A unique opportunity to acquire this modern ground floor flat that sits in the heart of Walsgrave, close to local amenities, bus routes, University Hospital and the M6 & M69 road networks. The accommodation briefly comprises: lounge, fitted kitchen, bedroom and a fitted bathroom. Outside there is a communal garden and communal parking.

Approach

Communal entrance door with intercom system.

Communal Entry

Stairs rising to all floors and door to;

Private Hall

Intercom system, electric heater, cloaks cupboard.

Lounge

Double glazed window, electric heater and television point.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window.

Bedroom

Two double glazed windows and electric heater.

Fitted Bathroom

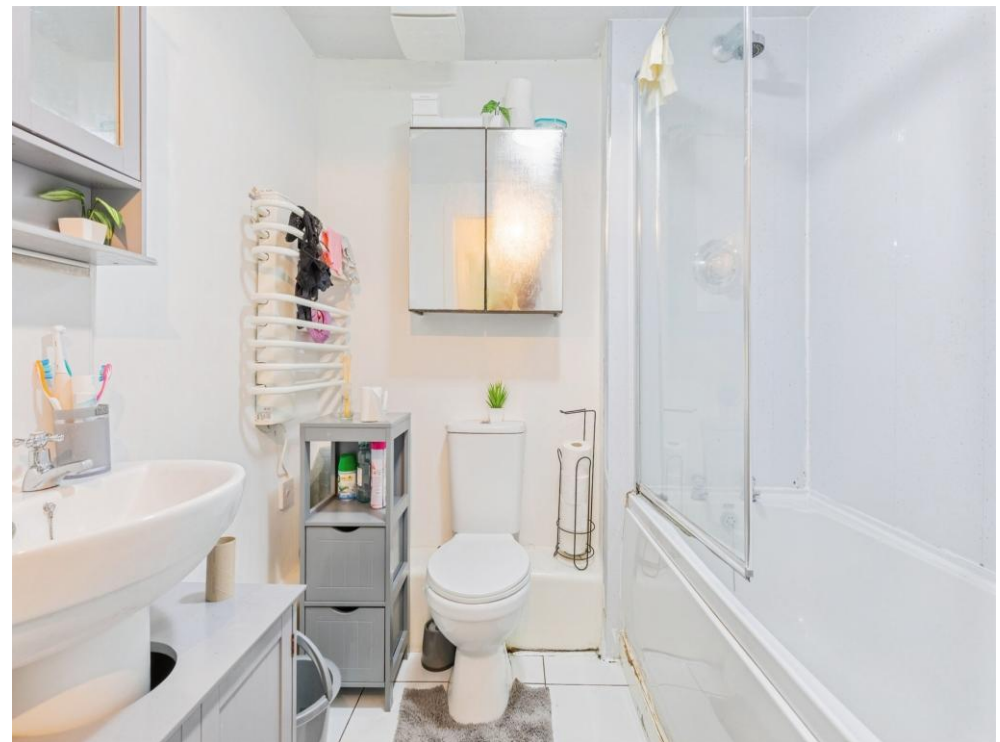
Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail.

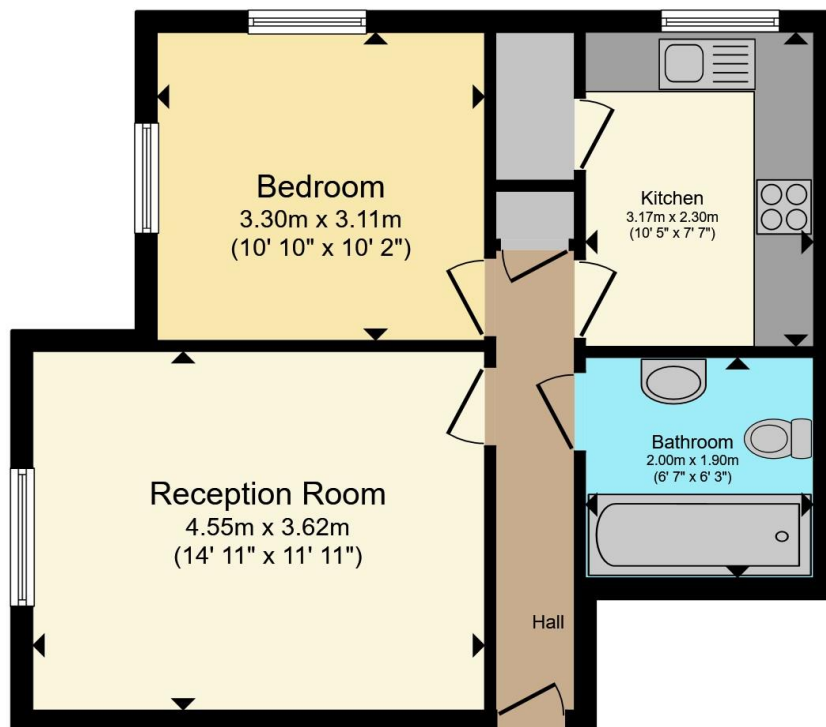
Outside

Communal grounds with lawned areas with shrubs and trees and communal parking.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 46.4 m² (500 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1850.00

Ground Rent:
 193.50

Tenure: Leasehold

view this property online connells.co.uk/Property/COV323676

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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