



18 St. Catherines Lodge, Lammas Road, Coventry, CV6 1QJ  
£110,000

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hands

# 18 St. Catherines Lodge Lammas Road

Coventry

- First Floor Over 55s development
- Two Bedrooms
- Lounge
- Kitchen
- Shower Room
- Communal Room
- Off Road Parking
- Leasehold 87 years remaining
- EPC C (77)
- Council Tax Band C

This over 55s spacious first floor flat is situated within easy reach of the local shops and amenities in Coundon and is on a bus route to the city centre. The accommodation features: entrance hall with intercom entry phone, lounge, kitchen, two bedrooms and shower room. Externally there is communal lounge and conservatory as well as off road parking. There is a lift in the building for access to upper floors.



## Accommodation Comprises

First Floor Flat

### Hall

Intercom entry phone, storage cupboard, doors to living room, kitchen and bathroom.

### Lounge

Double glazed window, TV point, Fireplace, night storage heater.

### Kitchen

Double glazed window, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, integrated four ring electric hob with cooker hood, integrated electric double oven.

### Bedroom One

Double glazed window, built in cupboards and wardrobes, night storage heater.

### Bedroom Two

Double glazed window, electric heater.

### Shower Room

Opaque double glazed window, shower cubicle with electric shower, low level WC, wash hand basin, heated towel rail.

## Tenure

Term of Lease - 125 years (less 10 days) from 16 October 1987 Service Charge - We have been advised the charge is £3,340.01 per year. (This must be confirmed with Managing Agents). Ground rent to be advised. PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE, SERVICE CHARGES ETC VIA YOUR SOLICITOR.

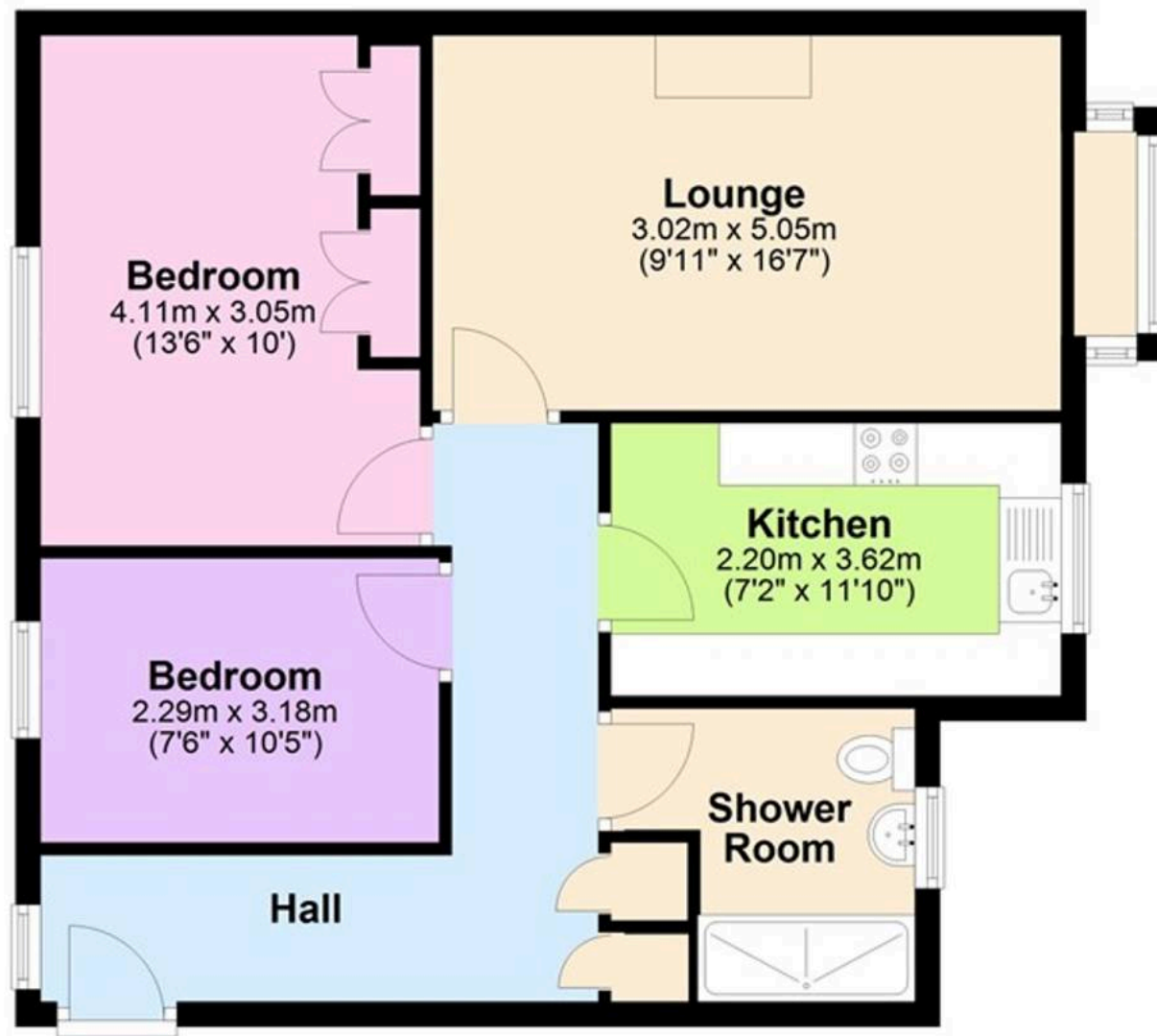
## Services

We believe all mains services are connected to the property EXCEPT FOR GAS (not tested).



## First Floor Flat

Approx. 61.8 sq. metres (665.6 sq. feet)



Total area: approx. 61.8 sq. metres (665.6 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

#### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

#### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

#### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are given notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be upon as storedesentation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

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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 no delay in agreeing the sale. 2. Theses particulars do not constate 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.