



TAILOR MADE  
SALES & LETTINGS



## Halifax Close

Allesley, Coventry, CV5 9NZ

Asking Price £168,000



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Tailor Made Sales and Lettings are delighted to bring to market this excellent, top floor, two double bedroom apartment, nestled away at the end of a peaceful cul-de-sac within highly desirable Allesley Village. The property is perfectly positioned, adjacent to woodland within well kept communal grounds, ample residents parking and a short distance to a wide range of amenities within Allesley Village, including shops, post office, pharmacy, doctors, village hall, local gym, cafe and choice of public houses. The property is well served with excellent road links in and out of the city.

The property benefits from a secure communal entrance, spacious communal locked storage facility and stairs to top floor where the apartment is located. A modern composite front door, provides access to the entrance hallway area, open plan to the large lounge / diner, feature wall mounted electric fire with remote control, two oil filled electric heaters, sliding patio doors to the balcony, doors to both double bedrooms, the kitchen and bathroom.

The kitchen comprises a range of modern wall and base units, laminate counter tops, porcelain sink drainer, Neff induction hob, Neff Oven and Microwave, extractor fan, space for washing machine and fridge freezer, double glazed window and heated towel rail. Both double bedrooms have recently been redecorated, have IKEA double wardrobes in both rooms, double glazed windows with fitted blinds and Dimplex heaters.

The bathroom is modern, fully tiled and comprises a shaped bath, shower over, wash hand basin with vanity unit, LED mirror, WC, heated towel rail and

double glazed window.

## Full Property Description

### Entrance Area

Open plan to lounge, door to the. bathroom. Composite front door to the communal entrance

### Bathroom

A modern bathroom, fully tiled and comprises a shaped bath, shower over, wash hand basin with vanity unit, LED mirror, WC, heated towel rail and double glazed window.

### Lounge / Diner

Double glazed sliding patio doors to the balcony, doors to the kitchen and both bedrooms, wall mounted feature electric fireplace, two oil filled electric radiators.

### Kitchen

The kitchen comprises a range of modern wall and base units, laminate counter tops, porcelain sink drainer, Neff induction hob, Neff Oven and Microwave, extractor fan, space for washing machine and fridge freezer, double glazed window and heated towel rail

### Bedroom One

Double glazed window, Ikea double wardrobe and oil filled electric heater.

### Bedroom Two

Double glazed window, Ikea double wardrobe and oil filled electric heater.

## How to Make an Offer

We will require the following information before we

Tel: 024 76939550

can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you,

please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



## Road Map



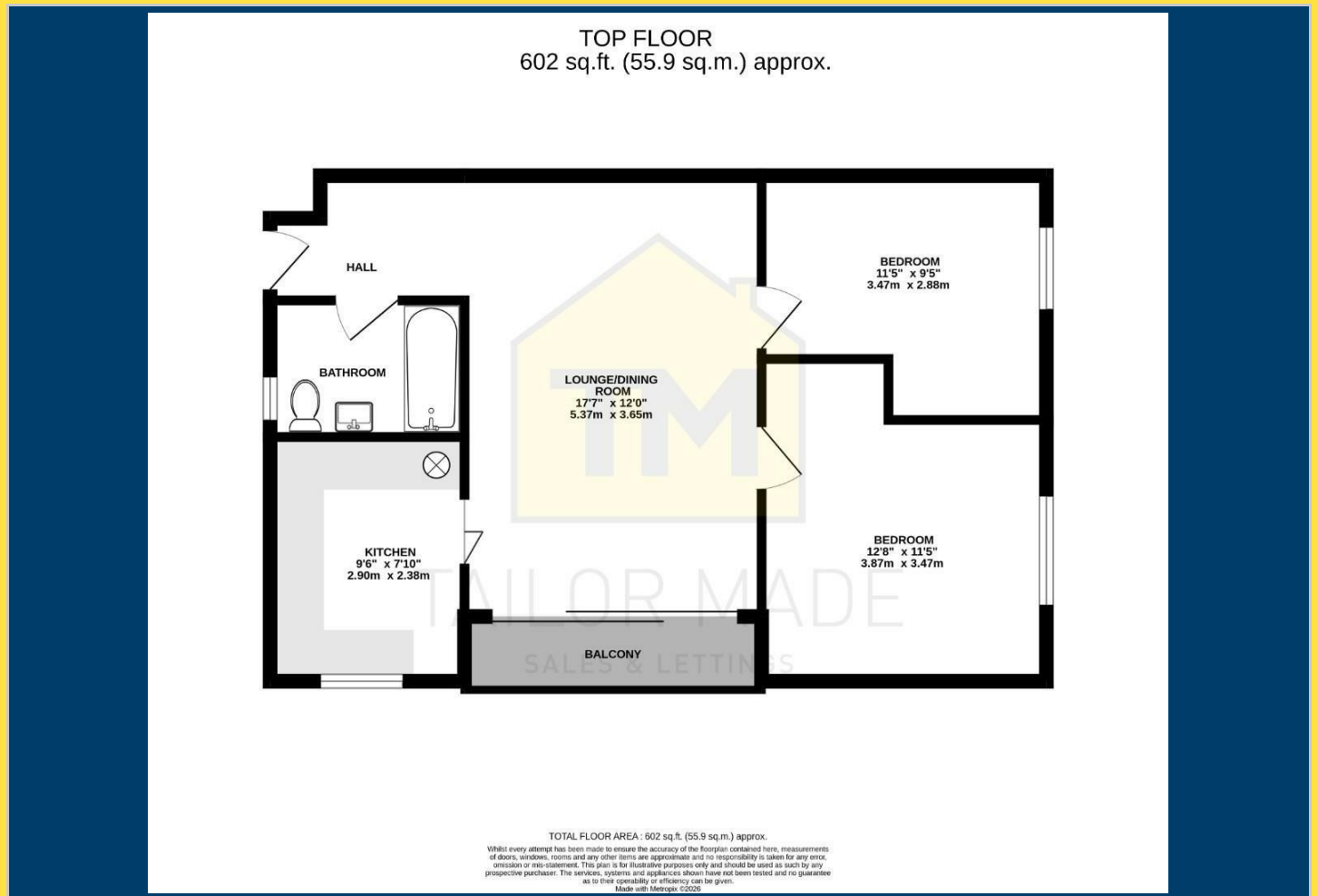
## Hybrid Map



## Terrain Map



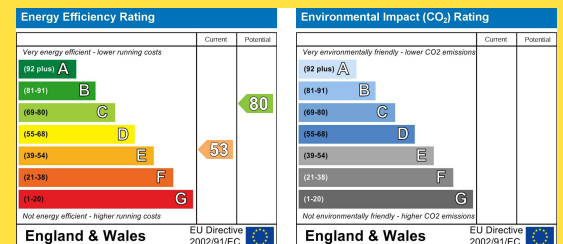
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.