PARK COURT

COVENTRY, CV5 9GS

GUIDE PRICE £160,000

LEASEHOLD

Set within a quiet residential area of Allesley, Coventry, this spacious two-bedroom apartment enjoys a convenient location with easy access to a range of local amenities and excellent transport links. Offering generous accommodation throughout and presented in excellent condition, this turn-key ready property provides a fantastic opportunity for first-time buyers, downsizers or investors alike.

PARK COURT

• **NO CHAIN** • 2 Bedrooms • Well Presented • Communal Garden • Close To Amenities • Great Road Links • Garage

Property Particulars:

-Upon entering the property, you are welcomed into a central entrance hallway that provides access to all other rooms within the home, creating a practical and inviting introduction to the accommodation.

-The lounge/diner offers a spacious open-plan living area, beautifully enhanced by an abundance of natural light from the large picture window with a wonderful aspect into the surrounding garden. With ample room for both a comfortable seating area and a separate dining space, this versatile room provides the perfect setting for relaxing and entertaining.

-The kitchen is fully fitted with a range of wall and base units, providing ample storage and workspace, while also offering space for freestanding appliances.

-The principal bedroom is a generously sized double room, complete with fitted wardrobes providing excellent storage and creating a stylish and practical space to relax and unwind.

-Bedroom Two is a comfortable single room, offering a practical and versatile space that would make an ideal child's bedroom, guest room or home office to suit individual needs.

-The bathroom is fitted with an enclosed shower cubicle, hand basin and w/c.

-The property further benefits from a shared rear garden, storage heating, double glazing throughout, a single garage and an unallocated communal car park.

-With excellent road links to Coventry city centre, regular bus links and a range of local amenities close by, this attractive home offers the perfect balance of convenience and community living.

Important Property Information:

Tenure: Leasehold (936 years remaining)
EPC: E
Local Authority: Coventry City Council
Council Tax Band: B
Ground Rent: £36 per annum payable in January
Service Charge: £75 per month

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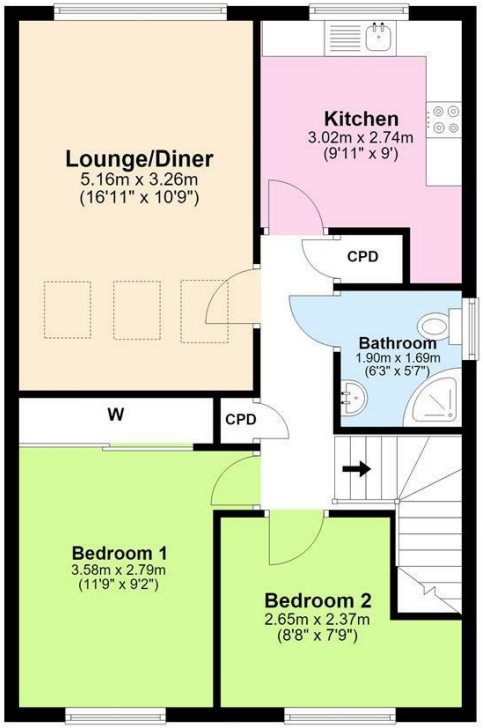
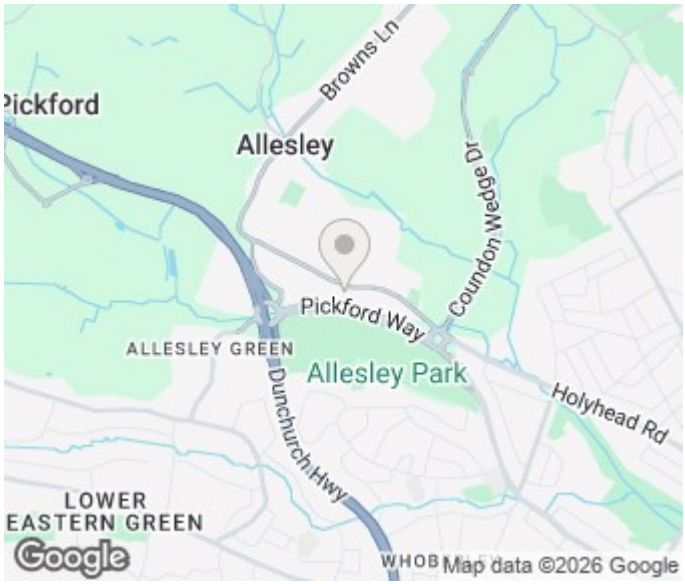
Ground Floor

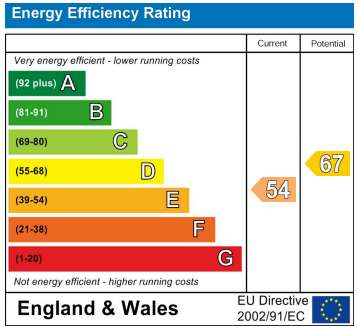
Approx. 58.7 sq. metres (632.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.1 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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