12 Woodlands Court, Binley Woods, Coventry, CV3 2LB

Asking Price £170,000



Two Bedroom Second Floor Apartment with No Onward Chain
Binley Woods Village Location
Spacious Through Lounge Diner with a South Facing Balcony Overlooking
Communal Gardens & Woodlands
Refitted Kitchen
Two Bedrooms both with Fitted Wardrobes
Fitted Bathroom
Communal Parking & Garage in Block
UPVC Double Glazing & Storage Heaters
Long Lease of Approx 939 Years Remaining

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Entrance
Door leading to lobby with stairs off to the second floor & door into:

Hallway
1.3m (4' 3") x 2.6m (8' 6")
Built in storage cupboard, door into Bathroom & Through lounge diner:

Through Lounge Diner
3.6m (11' 10") x 5.4m (17' 9")
2 Storage heaters, UPVC Double glazed sliding doors onto balcony overlooking woodlands, Doors into the 2 Bedrooms & Refitted Kitchen:

Refitted Kitchen
2.3m (7' 7") x 2.3m (7' 7")
Ample wall & Base units with worktop over, Large sink unit with mixer tap. Space for fridge, space for cooker with extractor fan over, space for washing machine. Pull out lada. Tiled floor. UPVC Double glazed window overlooking garden. Storage cupboard housing hot water tank.

Bedroom 1
3.5m (11' 6") x 3.2m (10' 6")
Storage heater. Built in double wardrobe. UPVC Double glazed window overlooking woodlands & allotments.

Bedroom 2
3.5m (11' 6") x 2.2m (7' 3")
Storage heater. Built in double wardrobe. UPVC Double glazed window overlooking woodlands.

Bathroom
1.6m (5' 3") x 2.3m (7' 7")
White suite comprising of: Low level WC, Hand wash basin, panelled bath with electric shower over. Fully Tiled walls & floors. Chrome heated towel rail. UPVC Double glazed window to the front.

Balcony
Seating area overlooking greenery & woodlands

Garage
Garage in block with an up & over door.











AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - LEASEHOLD

TENURE - We understand from the vendor that the property is Leasehold - Lease Start Date 26/11/1968 Lease End Date 21/12/2965 Lease Term 27 June 1968 to 21 December 2965. Lease Term Remaining 939 years
Service charge is £1,445.42 per year
Ground Rent TBC
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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.