



Drovers Close, Balsall Common, Coventry

1 Bedroom Apartment

£179,950



FOR SALE

**archer
bassett**
LETTINGS AND SALES



This immaculate, first-floor apartment offers an exclusive lifestyle, quietly positioned in a boutique block of just four within a prestigious Balsall Common development. Featuring modern comforts like double glazing and central heating, this bright, high-spec home offers tranquil, countryside-edge living while remaining within walking distance to village amenities. Briefly comprising of a spacious and light open plan living area/kitchen with integrated appliances to include fridge/freezer, dishwasher, electric hob and oven. A large part tiled bathroom incorporates a white suite with Porcelanosa tiles and Hansgrohe fittings, bath with mixer shower, W/C and hand wash basin and the main bedroom benefits from fitted wardrobes. Other benefits include two allocated parking spaces to the rear, secure entry phone system, Amtico flooring throughout and access to a bicycle shed

ENERGY RATING B

Inner Hallway

Large hallway with built in storage cupboard.

Open Plan Living

5.70m x 3.59m (18'8" x 11'9")

Double glazed dual aspect windows allowing for plenty of natural light, Amtico flooring, open plan modern kitchen/lounge with washer/dryer integrated Bosch dishwasher, fridge/freezer and electric hob and oven.

Bathroom

3.60m x 1.80m (11'9" x 5'10")

Double glazed window to side with privacy glass, Large part tiled bathroom with white suite to include bath with shower over, WC and hand wash basin. Also to include Porcelanosa tiles and Hansgrohe fittings.

Bedroom 1

3.71m x 3.78m (12'2" x 12'4")

Double glazed window to rear. Spacious double room with built in wardrobes with sliding doors.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Tenure - Leasehold

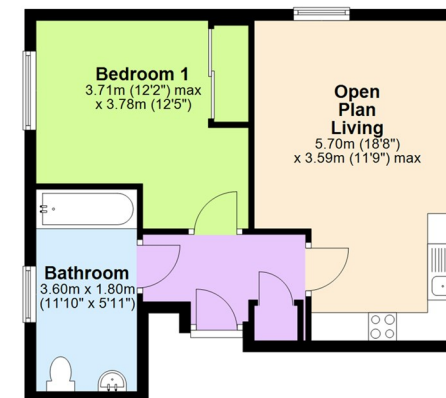
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

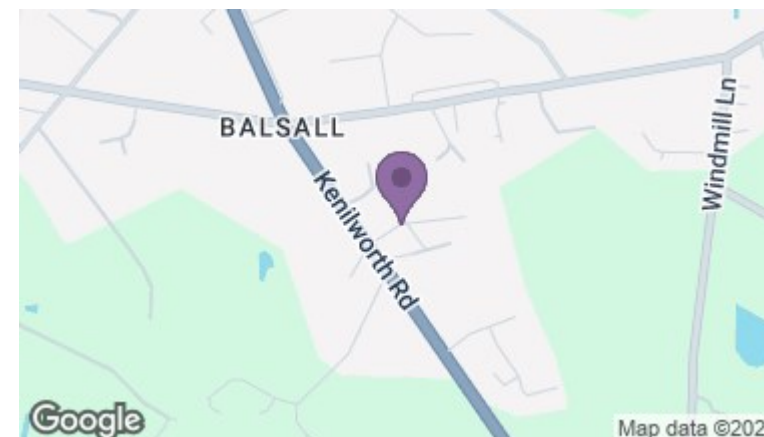
Ground Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



Total area: approx. 43.9 sq. metres (472.2 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC