

360°
VIRTUAL TOUR
ONLINE VIEWING



Langbay Court, Cloister Croft, Walsgrave CV2 2AZ
£129,950

archerbassett
LETTINGS AND SALES

****WALKING DISTANCE TO UNIVERSITY HOSPITAL**** This well-presented two bedroom second floor flat is located in close proximity to the university hospital and has excellent access to the motorway network. There is a spacious reception room, a fitted kitchen with a range of wall and base units and the fully tiled bathroom has a W/C, hand wash and bath with a thermostatic shower over. Other features include double glazing and electric heating throughout and a Garage

Kitchen

8'8" x 5'9" (2.66m x 1.77m)

Double glazed window to front, fitted kitchen with range of wall and base units.

Lounge/Diner

13'9" x 10'11" (4.20m x 3.35m)

Double glazed window to front, generously sized lounge/diner with carpet.

Bedroom 1

12'11" x 7'11" (3.94m x 2.43m)

Double glazed window to rear, large double bedroom with carpet.

Bedroom 2

8'2" x 6'8" (2.50m x 2.04m)

Double glazed window to rear, spacious bedroom with carpet.

Bathroom

5'8" x 5'6" (1.75m x 1.68m)

Double glazed window to side, fully tiled modern bathroom with white suite to include bath with shower over, W/C and hand wash basin.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

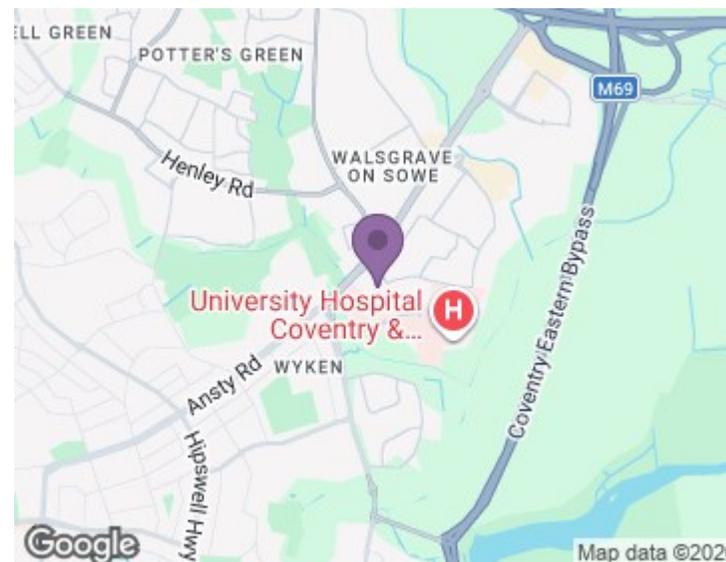
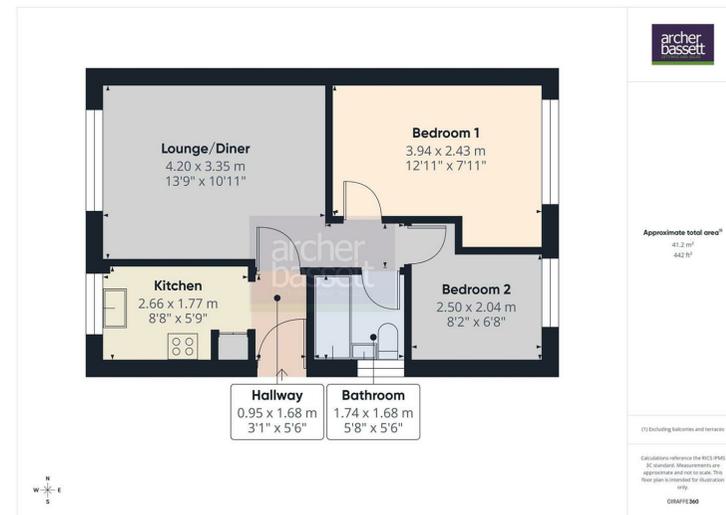
Tenure - Leasehold

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.

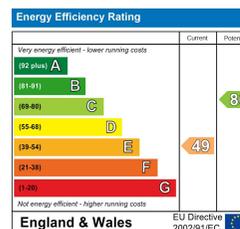
Agent Notes

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 cooperation 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.



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