



Bowls Court, Pavilion Way, Coundon CV5 8PG  
£125,000

archerbassett  
LETTINGS AND SALES



\*\*\*NO CHAIN - IDEAL FOR FIRST TIME BUYERS AND INVESTORS\*\*\* A very well presented two double bedroom first floor apartment on a popular development close to local amenities and the city centre. Benefiting from double glazing, electric heating, spacious lounge, fitted kitchen with electric cooker and a part tiled bathroom with neutral suite to include bath with electric shower over. Additional benefits include allocated off road parking space and entry phone system.

**Hallway**

7'2" (max) x 12'9" (max) (2.2m (max) x 3.9m (max))  
Hallway with two storage cupboards and electric radiators.

**Lounge**

17'0" (max) x 14'9" (5.2m (max) x 4.50m)  
Hardwood double glazed window, electric storage heaters, carpeted

**Kitchen**

10'6" x 5'3" (3.20m x 1.60m)  
Hardwood double glazed window, wide range of wall and base units, free standing electric cooker and sink with draining board.

**Bathroom**

5'10" x 6'2" (1.8m x 1.9m)  
Hardwood double glazed window, fully tiled with white suite to include electric shower over bath.

**Bedroom 1**

12'11" x 9'10" (3.94m x 3.00m)  
Hardwood double glazed window, fitted wardrobes, electric storage heating and carpet.

**Bedroom 2**

9'2" x 9'10" (2.80m x 2.99m)  
Hardwood double glazed window, electric storage heater and carpet

**Tenure (Leasehold)**

The agent has been informed that the property is offered

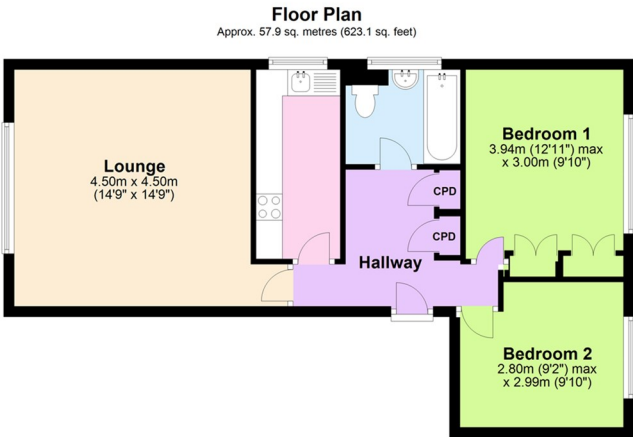
leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified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

**Viewing Arrangements**

Viewings are strictly by appointment only via Archer Bassett.

**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.



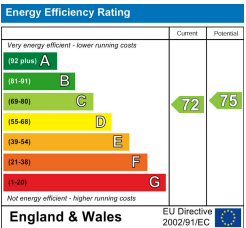
Total area: approx. 57.9 sq. metres (623.1 sq. feet)

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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