

# 24 Adare Drive, Coventry, CV3 6AD

£160,000

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# 24 Adare Drive

## Styvechale, Coventry

- Two Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen
- Bathroom
- Garage
- Communal Gardens
- Tenure Leasehold
- EPC C (74)
- Council Tax Band C

Situated in a sought after location, opposite War Memorial Park and within walking distance to the City Centre as well as the Train Station. This two bedroom second floor apartment is ideal for First Time buyers as well as investors. The accommodation features: entrance hall, lounge, fitted kitchen, two bedrooms and bathroom, externally there is well maintained communal gardens as well as a single garage and off road parking. The property further benefits from an internal Management Company. The property is offered with no onward chain. The furniture is available for sale by separate negotiation.







**Accommodation Comprises**

**Communal Entrance**
With staircase to the second floor.

**Hall**
Door to front, doors to bedrooms, kitchen & lounge, radiator.

**Lounge**
Double glazed window to rear over looking communal gardens and beautiful views towards War Memorial Park, space for dining table, TV point, radiator.

**Kitchen**
Double glazed window to rear over looking the communal gardens, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, cooker point with cooker hood, cupboard housing wall mounted gas central heating boiler.

**Bedroom One**
Double glazed window to front, built in wardrobes, radiator.

**Bedroom Two**
Double glazed window to front, built in wardrobe, radiator.

**Bathroom**
Panelled bath with electric shower, low level WC, wash hand basin, heated towel rail.

**Communal Gardens**
There are communal gardens to the front and rear of the property with lawn and mature trees.

**Garage/Parking**
There is a single garage as well as communal parking spaces to the front of the building, also a brick built shed/storage unit allocated to the apartment.

**Tenure**
We understand that at present there are 80 years remaining on the Lease. Service charges £1,755 per annum and Ground rent £5.00 per annum (This must be confirmed with solicitors).

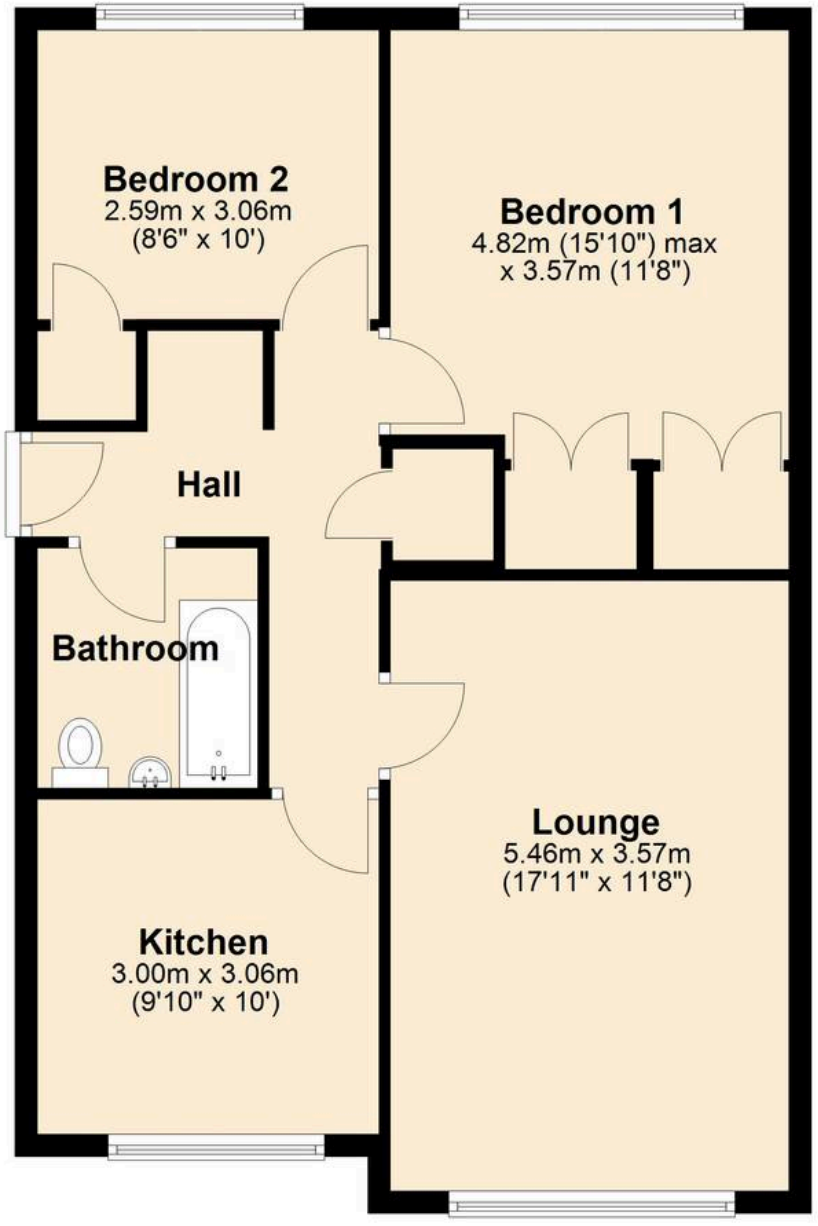






# Ground Floor

Approx. 68.2 sq. metres (734.4 sq. feet)




Total area: approx. 68.2 sq. metres (734.4 sq. feet)

This Plan is for illustration purposes only.
Plan produced using PlanUp.

## Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

## Disclaimer

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