

Langbay Court, Walsgrave, Coventry CV2 2AZ
Offers In The Region Of £129,950

archerbassett
LETTINGS AND SALES

*****RECENTLY REDECORATED***** A well presented two bedroom first floor flat with double glazing and electric heating within walking distance to University Hospital Coventry & great access to the motorway network. Comprising of a bright spacious lounge, fitted kitchen with a range of wall & base units & integrated electric oven and hob. There is a fully tiled bathroom with white suite to include a bath with electric shower over. Other benefits include off road parking, garage and access to well maintained communal gardens.

Kitchen

590'6" x 8'9" (180m x 2.67m)

Fitted kitchen with range of wall and base units with integrated hob and oven and built in storage cupboard.

Lounge

10'9" x 13'8" (3.28m x 4.18m)

Spacious and bright lounge with laminate flooring.

Bedroom 1

8'0" x 12'9" (2.44m x 3.90m)

Large double bedroom with built in storage and laminate flooring.

Bedroom 2

6'9" x 7'11" (2.08m x 2.42m)

Further double room with laminate flooring.

Bathroom

5'6" x 5'7" (1.68m x 1.72m)

Fully tiled bathroom with white suite to include bath with electric shower over, W/C and hand wash basin.

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.

DISCLAIMER

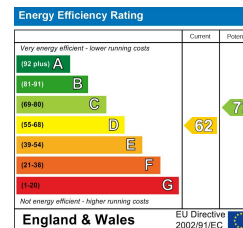
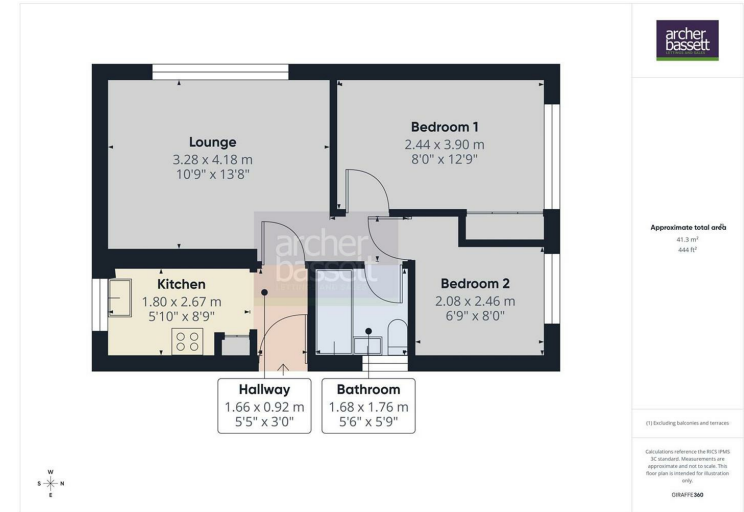
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Viewings

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.
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