

Firecrest Close, Whitmore Place, Coventry

2 Bedroom Apartment

£120,000



FOR SALE

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LETTINGS AND SALES







This property is offered for sale at 75% of the market value under the Section 106 Affordable Housing Scheme. A modern two-bedroom, third-floor apartment, ideal as an excellent and affordable first-time purchase. The property is well placed for an abundance of local amenities and offers easy access to the motorway network via the A444. Featuring an open-plan layout, the apartment has a bright and airy feel, providing modern, spacious living throughout and finished to a high standard. The accommodation comprises an open-plan lounge/kitchen/diner with tiled flooring. The kitchen includes a range of modern fitted wall and base units, incorporating an integrated oven and hob. There are two well-proportioned bedrooms and a stylish, part-tiled bathroom fitted with a white suite, including a bath with shower over and a heated towel rail. Additional features of this exceptionally well-presented home include energy-efficient heating via an electric heat pump, a secure entry phone system, and an allocated parking space, along with ample visitor parking. There are approximately 996 years remaining on the lease, and the service charge is approximately £895.06 per annum.

Inner Hallway
The entrance hallway has tiled flooring with doors off to all rooms.

Open Plan Living
3.69m x 7.41m (12'1" x 24'4")
The spacious and stylish lounge/diner/kitchen has an open plan design which is light and airy and features a modern fitted kitchen with integrated oven, hob & extractor, tiled flooring and a Juliet balcony.

Bedroom 1
3.09m x 4.16m (10'2" x 13'8")
Spacious double principle bedroom with UPVC double glazed window and fitted grey carpet.

Bedroom 2
3.09m x 3.15m (10'2" x 10'4")
A further well proportioned double bedroom with UPVC window & fitted grey carpet.

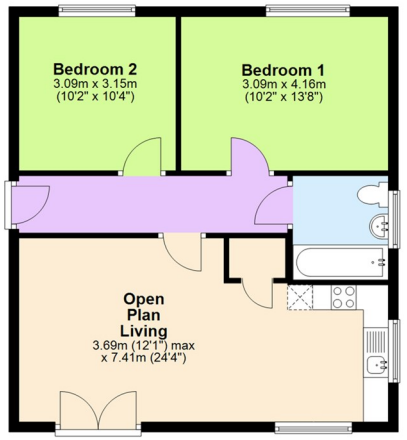
Bathroom
2.09m x 1.70m (6'10" x 5'7")
The part tiled bathroom features a white suite to include bath with shower screen & shower over, tiled flooring & heated towel rail.

Viewing Arrangements
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.

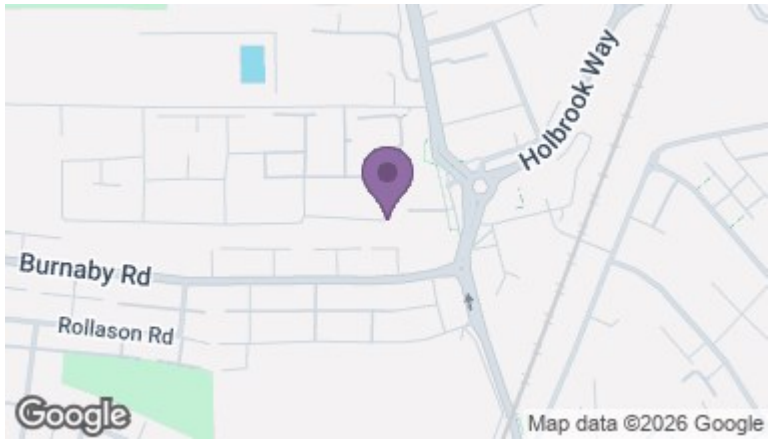
Agent Notes.
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
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.

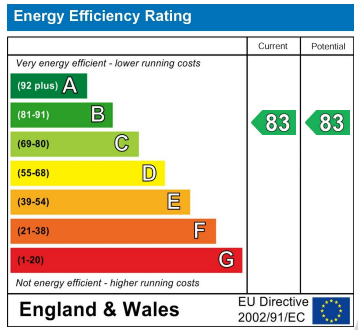
Floor Plan
Approx. 58.8 sq. metres (632.6 sq. feet)



Total area: approx. 58.8 sq. metres (632.6 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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