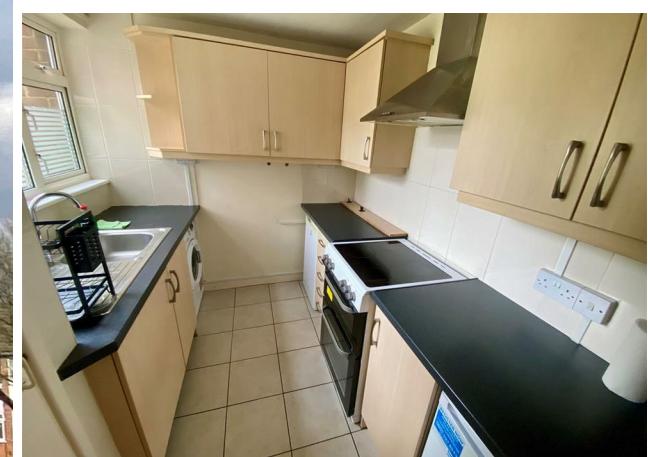




Greendale Road, Whoberley, Coventry CV5 8AH
£119,950

archerbassett
LETTINGS AND SALES

A well-presented first floor two double bedroom flat benefitting from double glazing and electric heating throughout. Comprising of a spacious lounge, modern fitted kitchen with a range of wall and base units and freestanding electric cooker. The fully tiled bathroom features a white suite to include an electric shower cubicle W/C and hand wash basin. Other features include built in storage in the hallway and master bedroom and secure entry phone system.

Kitchen

7'8" x 10'7" (2.34m x 3.23m)

Double glazed window to rear, fitted kitchen with a range of wall and base units, freestanding cooker and built in storage.

Living Room

14'4" x 11'0" (4.37m x 3.36m)

Double glazed windows to side running the full length of the room. Spacious lounge with carpet.

Bedroom 1

9'4" x 12'10" (2.84m x 3.91m)

Dual aspect double glazed windows, spacious double bedroom with built in storage.

Bedroom 2

9'4" x 10'8" (2.85m x 3.26m)

Double glazed window to side, small double room with carpet.

Bathroom

9'3" x 9'1" (2.82m x 2.76m)

Double glazed window to side with privacy glass. Fully tiled bathroom with shower cubicle, WC and hand wash basin,

Viewings

Viewings are strictly by appointment only via Archer Bassett.

DISCLAIMER

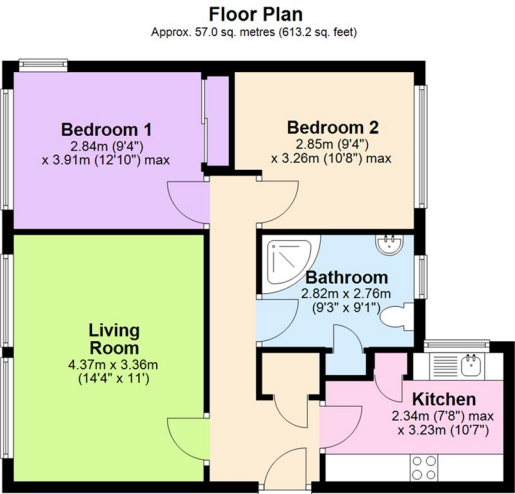
The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

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.

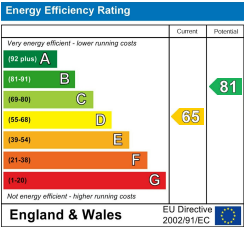
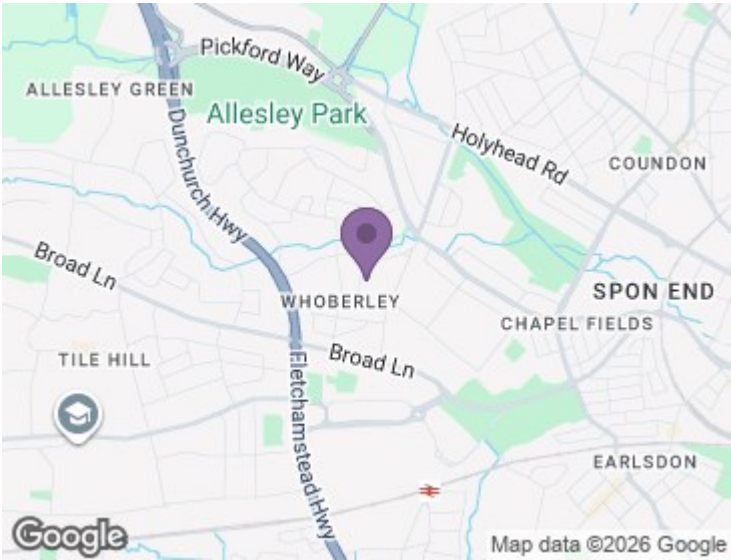
Agent Notes

- 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.



Total area: approx. 57.0 sq. metres (613.2 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.



67 Hertford Street, Coventry CV1 1LB
024 7623 7500
sales@archerbassett.co.uk
archerbassett.co.uk