



Flat 44 Windsor Court, Wilson Green, Binley, Coventry, CV3 2TN

Asking Price £130,000



One Bedroom Ground Floor Apartment with No Onward Chain
Popular Location Close to Local Amenities & Bus Routes

Fitted Kitchen

Spacious Through Lounge Diner

Bedroom with Fitted Wardrobes

Bathroom

Hallway with Storage & Intercom

One Allocated Parking Space

UPVC Double Glazing, Storage Heaters & a Long Lease Remaining

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

Secure block door leading into hallway, door into groundfloor apartment:

Hallway

2.1m (6' 11") (to storage cupboard) x 1.0m (3' 3") (minimum length)

Tiled floor, storage cupboard, intercom, doors off to bedroom, bathroom, through lounge diner & kitchen.

Through Lounge Diner

5.3m (17' 5") x 3.0m (9' 10")

Storage heater, UPVC double glazed window to the rear, door to kitchen:

Kitchen

1.9m (6' 3") x 3.6m (11' 10")

Ample wall & base units with work tops over, stainless steel sink unit with drainer, integrated electric oven & grill, induction hob with extractor over, space for fridge/freezer, space for washing machine, storage cupboard housing hot water tank, tiled floor, partly tiled walls, UPVC Double glazed window to the rear.

Bedroom

2.8m (9' 2") x 3.8m (12' 6")

Storage heater, two built in double wardrobes, with bed recess over, two built in bedside units, UPVC double glazed window to the front.

Bathroom

1.9m (6' 3") x 1.9m (6' 3")

Low level WC, hand wash basin, panelled bath with electric shower over, tiled floor & partly tiled walls.

Outside

One allocated parking space & communal green areas.



AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** 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. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - LEASEHOLD

TENURE - We understand from the vendor that the property is Leasehold -

Service charge is £90 Per calendar month

Ground Rent - none

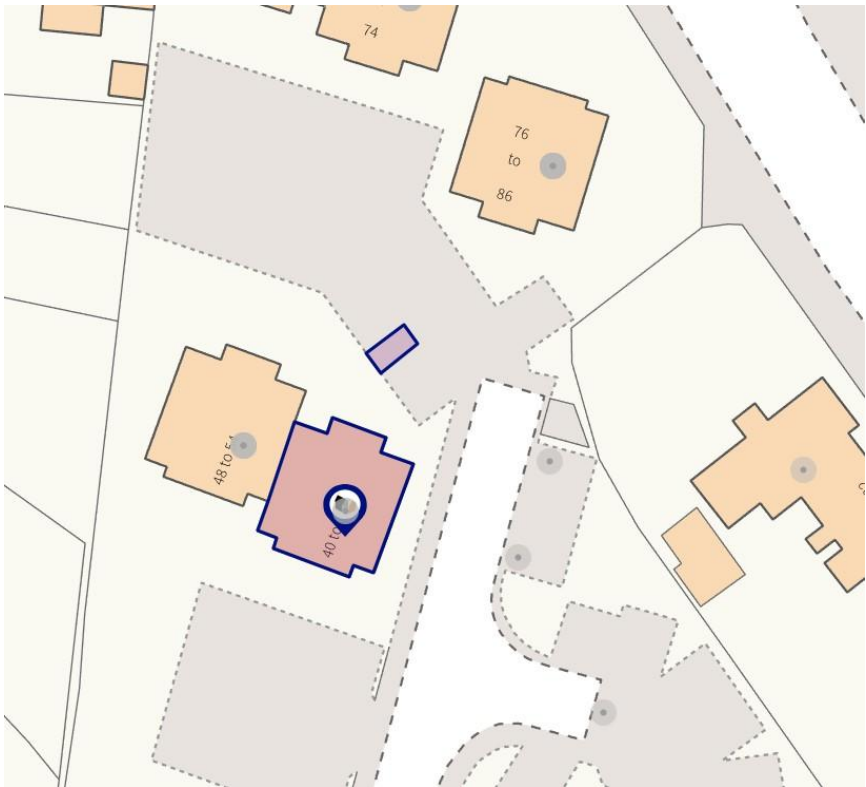
Lease 999 years from 1/8/1994

Alternative Estates has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.



Flat 44 Windsor Court, Wilson Green, Binley, Coventry, CV3 2TN

EPC TBC





IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

Company Registered in England & Wales No. 2766767. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents