



57c Barras Lane
Coventry CV13BU
Asking Price £77,500

57c Barras Lane

This one bedroom second floor apartment situated in the residential area of Spon End/Coundon, within walking distance to Coventry City Centre, local amenities & transport links. Set within a period building, the accommodation has a sizable entrance hallway with storage cupboards and doors leading off to a well proportioned reception room, a separate kitchen, double bedroom and fitted bathroom. Externally there is a tiered communal garden to the rear. The property is offered with no onward chain and would make an ideal first time purchase or investment alike.

LOCATION

Barras Lane is located one mile from Coventry city centre and has local amenities nearby, easy access to major road links and the ring road of Coventry and roads linking out of Coventry such as the M40 etc.

ON THE SECOND FLOOR

ENTRANCE HALLWAY

With tall ceilings, central heating radiator, central light point, loft access point, two large storage cupboards and intercom system to the main front door.

LIVING ROOM

11'6" x 15'7" (3.51 x 4.75)

Again having tall ceilings, a quirky shaped ceiling line with large double glazed window to the front making it a light and airy spacious room, central heating radiator, TV point and central light point.

KITCHEN

10'7" x 5'7" (3.23 x 1.70)

A range of base units in a cream contemporary design with timber effect worktops, inset stainless steel sink, tiled splashback areas, Velux roof style window, central strip light, central heating radiator and vinyl flooring, all in need of modernisation.

BEDROOM (REAR)

12'5" x 8'5" (3.78 x 2.57)

Being a double bedroom and located to the rear of the property once again with tall ceilings, central heating radiator, central light point and a double glazed window overlooking the communal gardens.

BATHROOM

A white three piece suite with bath having mixer taps and tiled splashback area, low level WC, wash hand basin, central light point and central heating radiator.

OUTSIDE

FRONT

Foregarden with steps rising up to the main front door with intercom system and fob key access.

REAR

To the rear there is a communal garden which is accessed via a door at first floor level and steps lead up to the communal garden space with tiered levels.

GENERAL INFORMATION

TENURE

We understand the property is Leasehold and will be given a new 125 year lease on completion

MAINTENANCE

We understand from our Vendor that the current maintenance charge is approximately £1,486.14 with a ground rent of £50 per annum. At the time of printing these particulars the agents have not had sight of the Lease or Management documentation and prospective purchasers should verify this information via Solicitors' normal enquiries.

SERVICES

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these sales particulars.

AGENT'S NOTE

Please note our client's instructions that this property is to be sold as seen at the time of viewing.

COUNCIL TAX

Band A - Coventry City Council.

REF

MRR/DMB/1098/1

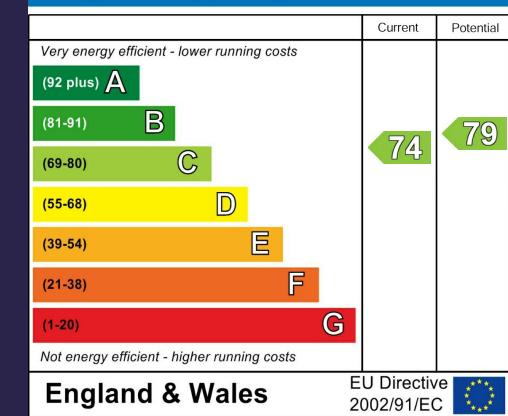
Features

- Second Floor One Bedrooomed Apartment
- Period Conversion
- Conveniently Positioned
- Local Amenities Nearby
- Close to the City Centre
- Good Access to Major Road Networks
- No Chain





Energy Efficiency Rating



General Information

Tenure

Leasehold

Services

Second Floor One Bed Apartment

With Local Amenities Nearby

Energy Efficiency Rating C

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band A - Coventry City Council

Contact Us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington
Spa, Warwickshire, CV32 4LY

wiglesworth.com