



TAILOR MADE
SALES & LETTINGS



Raphael Close

Whoberley, Coventry, CV5 8LR

Asking Price £109,950



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Tailor Made Sales and Lettings are delighted to offer this affordable, excellent value for money, two double bedroom duplex apartment located on a quiet cul-de-sac in Whoberley. Ideally situated on the edge of Whoberley and Allesley Park, set amongst a wide range of excellent local amenities, shops, medical practices, schooling and nearby park. The property is also well placed for easy access to the A45 and nearby motorway network, Warwick University and nearby rail stations.

The property is offered to the market with no onward chain, and is accessed via a secure communal key fob entrance area. Once entering via the private front entrance door you have a small entrance area, open plan fitted kitchen, which could be remodelled to create a dining area, spacious and bright lounge and stairs to the first floor. On the first floor there is a separate bath with white suite, including a bath and wash hand basin. There is a separate WC next door.

There are two spacious double bedrooms, both with fitted storage space and large double glazed windows.

Full Property Summary

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity

within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure

- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not

constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



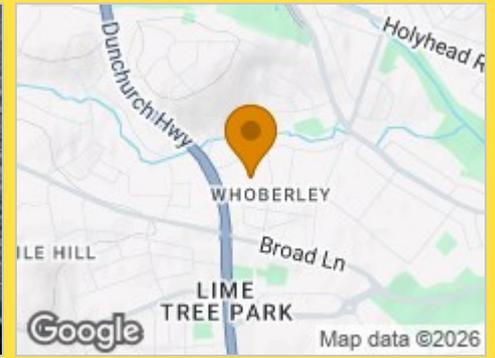
Road Map



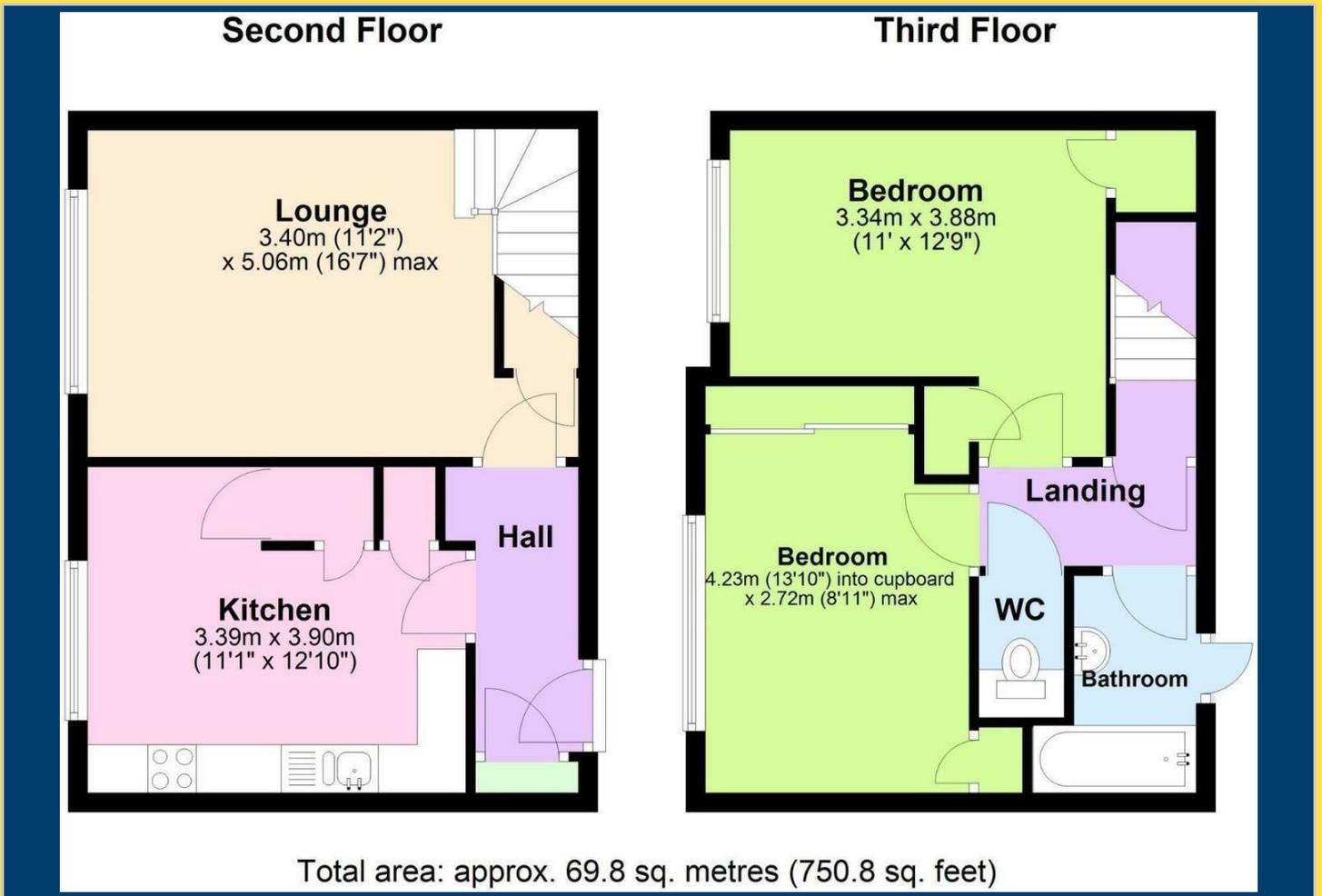
Hybrid Map



Terrain Map



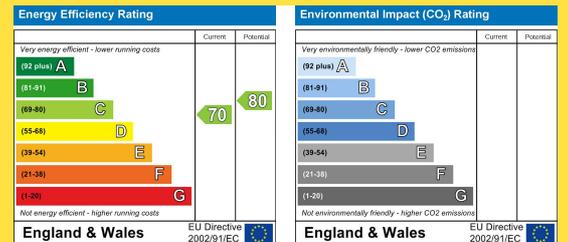
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.