



TAILOR MADE

SALES & LETTINGS



Allesley Hall Drive

Allesley, Coventry, CV5 9RD

Offers Over £160,000



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Tailor Made Sales and Lettings are thrilled to bring to market this beautiful GROUND FLOOR, two bedroom apartment, situated within the highly coveted 'Dovecotes' development, on Allesley Hall Drive, in the heart of Allesley Park. Retirement complex for the over 55s

The development has a lovely community feel with stunning, well maintained communal grounds, kept on point with weekly gardener visits, all maintenance taken care of and hassle free living on offer.

The property has a great position within the complex, overlooking the courtyard. There is a secure communal entrance, providing peace of mind, well kept communal hallway which is cleaned twice a week, leading to your own private front door.

This lovely apartment comprises an entrance hallway, separate airing cupboard housing the water cylinder. There is a well decorated, spacious lounge, overlooking the courtyard, modern kitchen and two well proportioned bedrooms, the master overlooking the courtyard with fully fitted wardrobes.

The main bathroom is modern, tiled, comprising vanity unit housing the wash hand basin and WC, shower cubicle, heated towel rail and double glazed window.

There is a monthly maintenance charge associated with the apartment which offers a number of benefits including; water for the apartment, weekly garden maintenance, building maintenance, building insurance, window cleaning every 6 weeks, communal hallway cleaning twice weekly, communal lighting and gritting of the grounds in adverse weather.

Property Summary

Communal Entrance

Secure intercom system, hallway leading to private front door.

Hallway

Doors to all principal rooms, large storage cupboard housing water tank.

Lounge

A lovely light filled L-shaped lounge with double glazed window overlooking the courtyard, electric heater, opening into the kitchen.

Kitchen

A range of wall and base units, laminate counter tops, tiled splash backs, four ring electric hob, extractor hood, stainless steel sink drainer, space for washing machine, slimline dishwasher and under-counter fridge, double glazed window.

Bedroom One

Double glazed window overlooking the courtyard, ample fitted wardrobes and electric heater.

Bedroom Two

Double glazed window, electric heater.

Shower Room

A lovely modern, tiled shower room comprising vanity unit, white suite including shower cubicle, wash hand basin, WC, heated towel rail and double glazed window.

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

Tel: 024 76939550

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.

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.

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



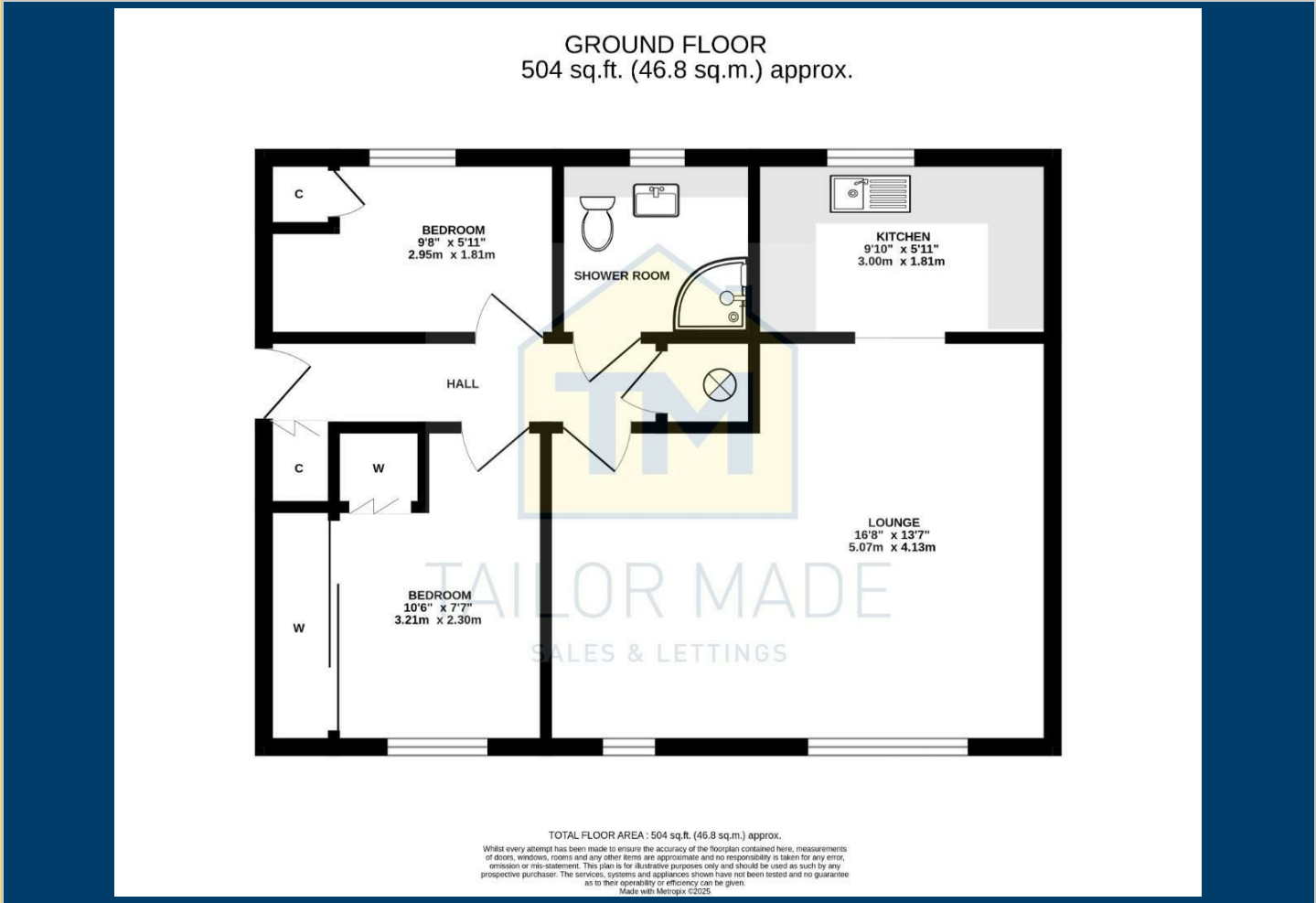
Hybrid Map



Terrain Map



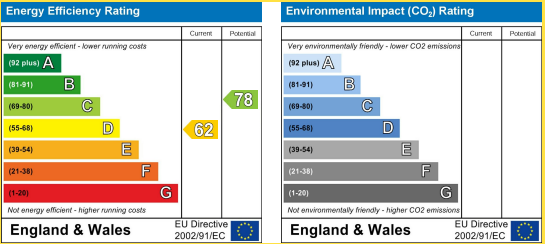
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.