



TAILOR MADE

SALES & LETTINGS



2 Clayton Road

Coundon, Coventry, CV6 1QE

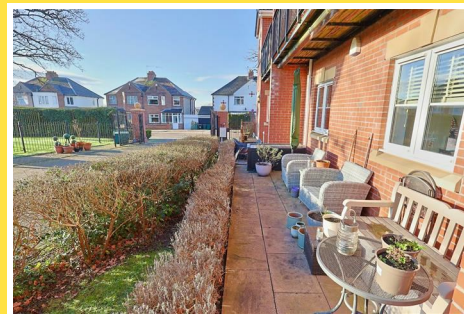
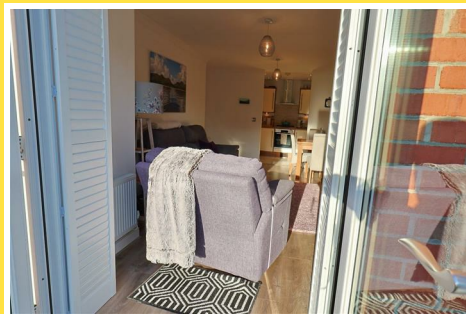
Asking Price £190,000



2 Clayton Road

Coundon, Coventry, CV6 1QE

Asking Price £190,000



Tailor Made Sales and Lettings are thrilled to bring to market this stunning, ground floor two double bedroom, luxurious apartment, located in a secure gated, highly sought after development built 16 years ago by O'Flannagan Homes.

This beautifully presented property benefits from off-road secure parking, bike store and a beautiful private terrace overlooking a large communal green, perfect for outdoor dining and entertaining.

Robina Court, is a lovely, well kept and peaceful development ideal for young professionals as well as those looking to downsize and be amongst some great amenities including parade of shops on Holyhead Road including Ron Barkers Butchers, Tesco Metro, food outlets and Kitchen 126, a fantastic coffee shop and cafe. There are some excellent walks close by, including Coundon Wedge and excellent road links in and out of the city, as well as nearby public transport.

Located on the ground floor this apartment has a secure communal, intercom front entrance, leading into a well kept and decorated communal hallway. Once through the front door there is a large entrance hallway, spacious storage cupboard, which could double up as a utility room, two spacious, genuine double bedrooms overlooking the green and your private terrace. The master bedroom, benefits from built in wardrobes and lovely, modern en-suite shower room.

There is a spacious and bright through lounge / diner, with patio doors onto your private terrace overlooking the green, the patio doors have top quality built in shutters and the living area is open plan to the kitchen. The fully fitted kitchen comprises wall and

base units, laminate counter tops, upgraded Bosch oven and four ring Bosch gas hob, built in fridge freezer, built in washing machine and a stainless steel sink drainer.

Full Property Summary

Entrance Hallway

Doors off to all principle rooms and a large storage cupboard. Intercom entrance to greet visitors and operate the front gates.

Lounge / Diner

Open plan to the kitchen, double glazed window and double glazed patio doors with built in shutter blinds to your private patio area.

Kitchen

Wall and base units, laminate counter tops, stainless steel sink drainer, built in appliances including an upgraded Bosch four ring gas hob, Bosch oven, built in fridge freezer and washing machine.

Bedroom One

Double glazed window to the front elevation overlooking the green, central heating radiator, built in wardrobes and door to the en-suite shower room.

En-Suite Shower Room

Fully tiled shower room with built in wall mirror, WC, wash hand basin and double shower enclosure and electric shower.

Bedroom Two

Double glazed window to the front elevation overlooking the central green, central heating radiator.

Bathroom

A fully tiled modern bathroom, with built in wall mirror, WC with built in vanity unit, wash hand basin, bath with shower over, glass screen and heated towel rail.

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



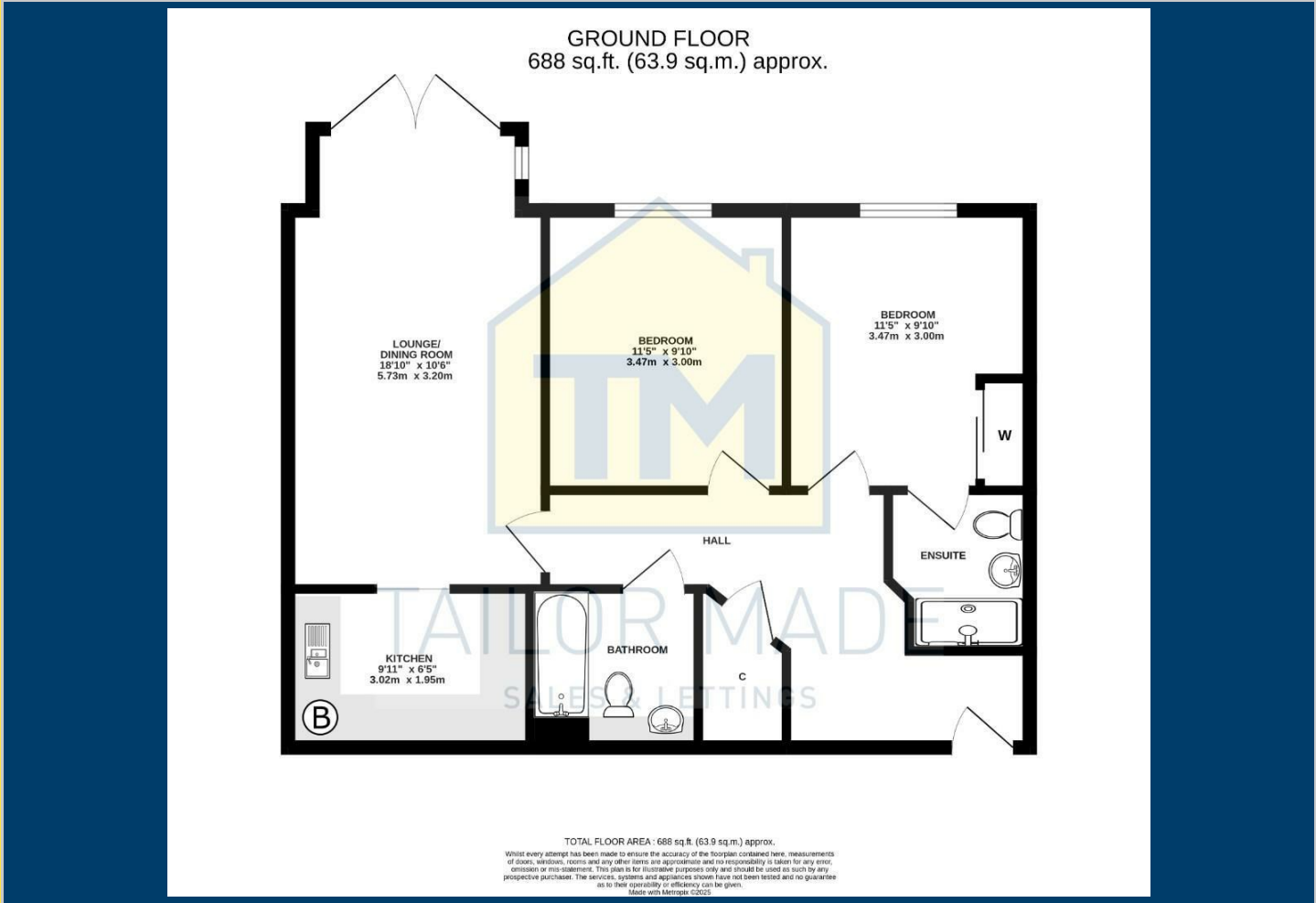
Hybrid Map



Terrain Map



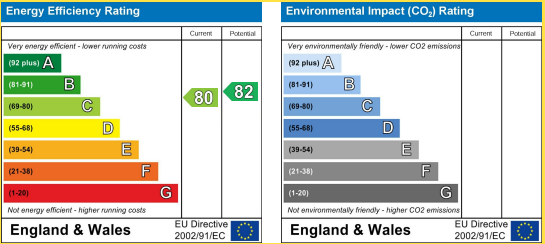
Floor Plan



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.