



TAILOR MADE  
SALES & LETTINGS



## Packington Avenue

Allesley Village, Coventry, CV5 9GZ

£125,000



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## Full description

Tailor Made Sales & Lettings are delighted to bring to market this large top floor flat, in Packington Avenue, Allesley Village - in the heart of the village with shops and amenities including; convenience store, pharmacy, public house & hairdresser/barbers on your doorstep.

This larger than average flat benefits from being on the top floor, with secure communal entry, communal grounds with drying facilities & private storehouse.

The flat benefits from a revised layout, comprising of two double bedrooms (one with built in storage), a large kitchen with breakfast bar, well sized reception with balcony & modern bathroom.

## Communal Entrance

Secure communal entrance with intercom.

## Flat Entrance

Private door to flat opening into the kitchen.

## Kitchen

Large Kitchen with a selection of floor & wall units, breakfast bar, gas hob, built under oven, sink, boiler housing & storage cupboard.

## Reception Room

Well sized reception room with window to the front aspect, upvc door leading to balcony, central heating radiator & access to internal hallway.

## Bedroom One

Double bedroom with window to the front aspect, central heating radiator & built in storage.

## Bedroom Two

Second bedroom with window to the rear aspect & central heating radiator.

## Bathroom

Bathroom with bath with shower over, sink, w/c & radiator. Privacy glazed window to the rear aspect.

## Balcony

Private balcony with railed frontage overlooking the front communal grounds.

## Communal Grounds

Communal grounds with washing lines & external storage.

## 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.

## ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe

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hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on [www.tmonline.co.uk/packages/](http://www.tmonline.co.uk/packages/)

### 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.



