



TAILOR MADE
SALES & LETTINGS



Coundon House Drive

Coundon, Coventry, CV6 1EW

Asking Price £170,000



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Tailor Made Sales and Lettings are delighted to introduce this lovely ground floor two double bedroom apartment located within a gated development in the highly desirable area of Coundon. The property is well positioned within easy reach of excellent local amenities including deli cafe, hairdressers and parade of shops of Holyhead Road. There are larger retail stores located at nearby Alvis Retail parking, as well as excellent school choices and road links.

The property is located within a secure gated development with mature, well kept communal grounds, allocated parking and secure intercom communal entrance to your own private front door.

The property comprises an entrance hallway, storage cupboard, modern shower room, two double bedrooms with windows to the private rear of the development, spacious lounge / diner with double glazed patio doors onto a private balcony with newly installed decking, and modern fully fitted kitchen.

Full Property Summary

Entrance

Doors off to all principle rooms. Secure intercom system to allow visits access.

Lounge / Diner

Double glazed patio doors and windows onto the private balcony, door into the kitchen.

Kitchen

A range of wall and base units, laminate counter tops, sink drainer, four ring gas hob, electric oven,

extractor hood, space for white goods, wall mounted gas combination boiler and double glazed window to the front elevation.

Bedroom One

Double glazed window to the rear elevation and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Shower Room

A modern shower room with shower enclosure, power shower, WC, wash hand basin, chrome heated towel rail and extractor fan.

Agents Note

We have been advised the property was issued with a 125 year lease in March 2002. A ground rent of £125 per annum and a monthly management charge of £100 per month. These details should be checked by your legal representative, prior to exchange of contracts.

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



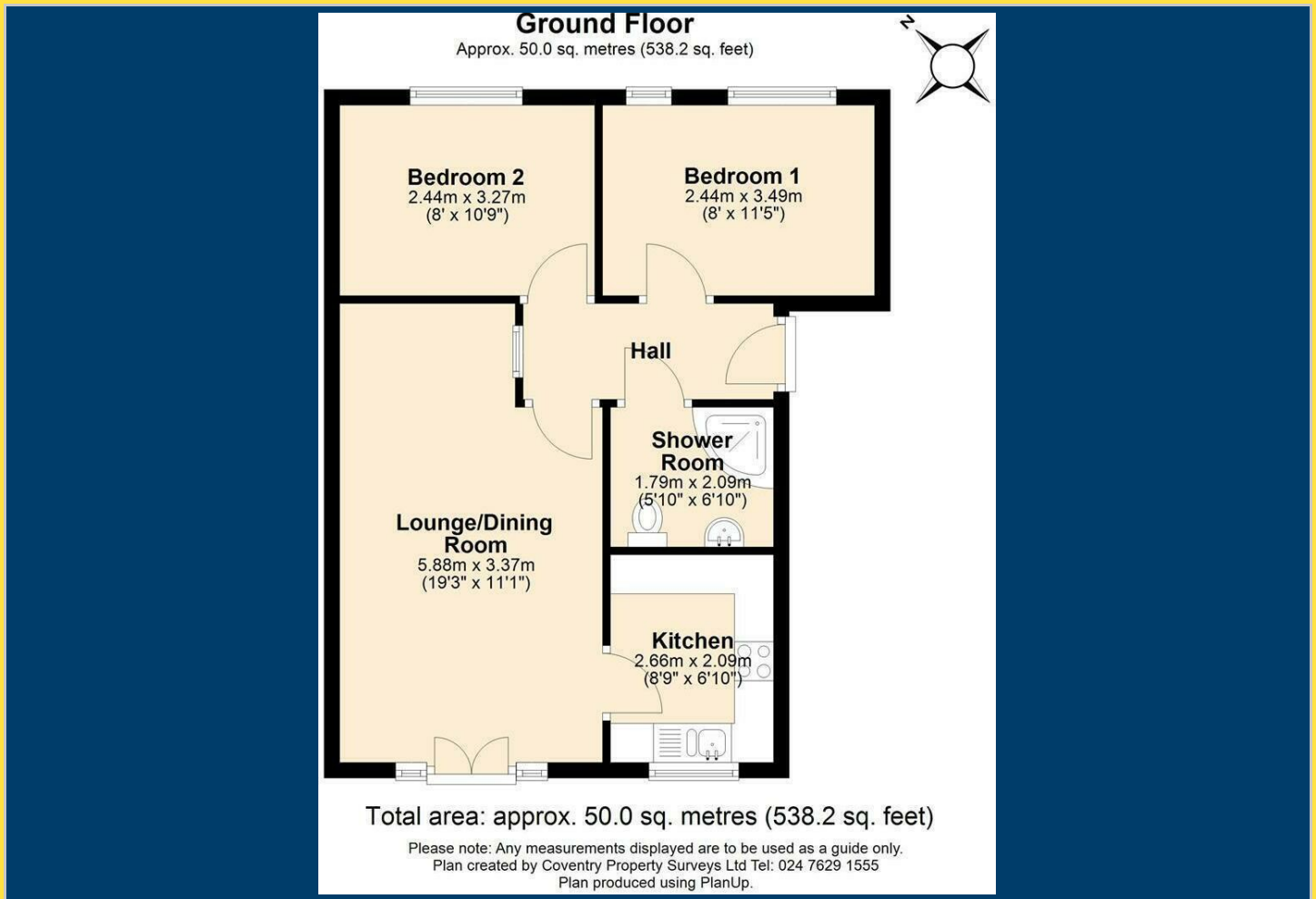
Hybrid Map



Terrain Map



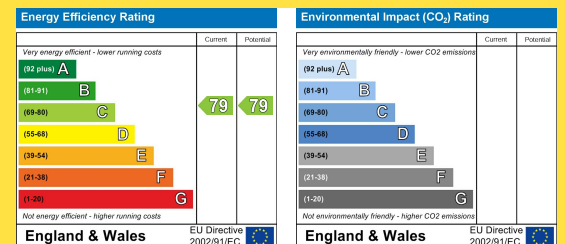
Floor Plan



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.