



TAILOR MADE

SALES & LETTINGS



## William Mccool Close

Binley, Coventry, CV3 2LY

Asking Price £85,000





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Tailor Made Sales and Lettings are delighted to introduce this superb size, one bedroom, first floor apartment in the popular area of Binley, off Bredon Avenue. The property is a much larger than average one bedroom apartment with huge bedroom, large lounge / diner with private balcony, separate fully fitted kitchen, modern bathroom and residents off-road parking.

The property benefits from a long lease over 110 years with sensible service charges, gas central heating and double glazing throughout. An ideal first time purchase or buy to let investment opportunity.

Conveniently positioned within easy reach of local shops at the nearby precinct, medical services and public transport links. A short journey away is Warwickshire Retail Park where you can locate M & S Food Hall, Asda Living, Gym, various retail stores and salons. Equidistance is Airport Retail Park where you can locate Aldi Supermarket and various retail stores.

## Full Property Summary

### Communal Hallway

Secure intercom entrance, large hallway, stairs to the first floor, where the apartment front door is located directly in front of you.

### Entrance Hallway

Doors off to all principle rooms and a storage cupboard

### Lounge / Diner

An excellent size lounge / diner with double glazed window to the side elevation, central heating

radiators, door to the balcony and door into the kitchen.

### Kitchen

A range of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker with four ring gas hob and glass splash back, extractor fan, space for fridge freezer, washing machine, dishwasher and double glazed window to the side elevation.

### Bedroom

A superb sized bedroom, much larger than average with double glazed window and central heating radiator.

### Bathroom

A modern white suite including a bath with shower over, glass screen, wash hand basin, WC, radiator.

### Agents Note

We have been advised the lease has 115 years remaining. We have also been advised the service charge is £1141 per annum, paid monthly to Citizen Housing and includes the ground rent, service charge and building insurance. These details should be checked with your conveyancer prior to exchanging 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.

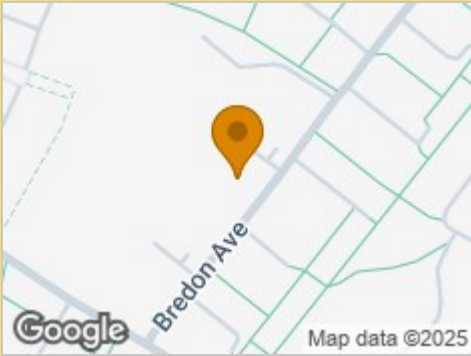
### Money Laundering Regulations

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



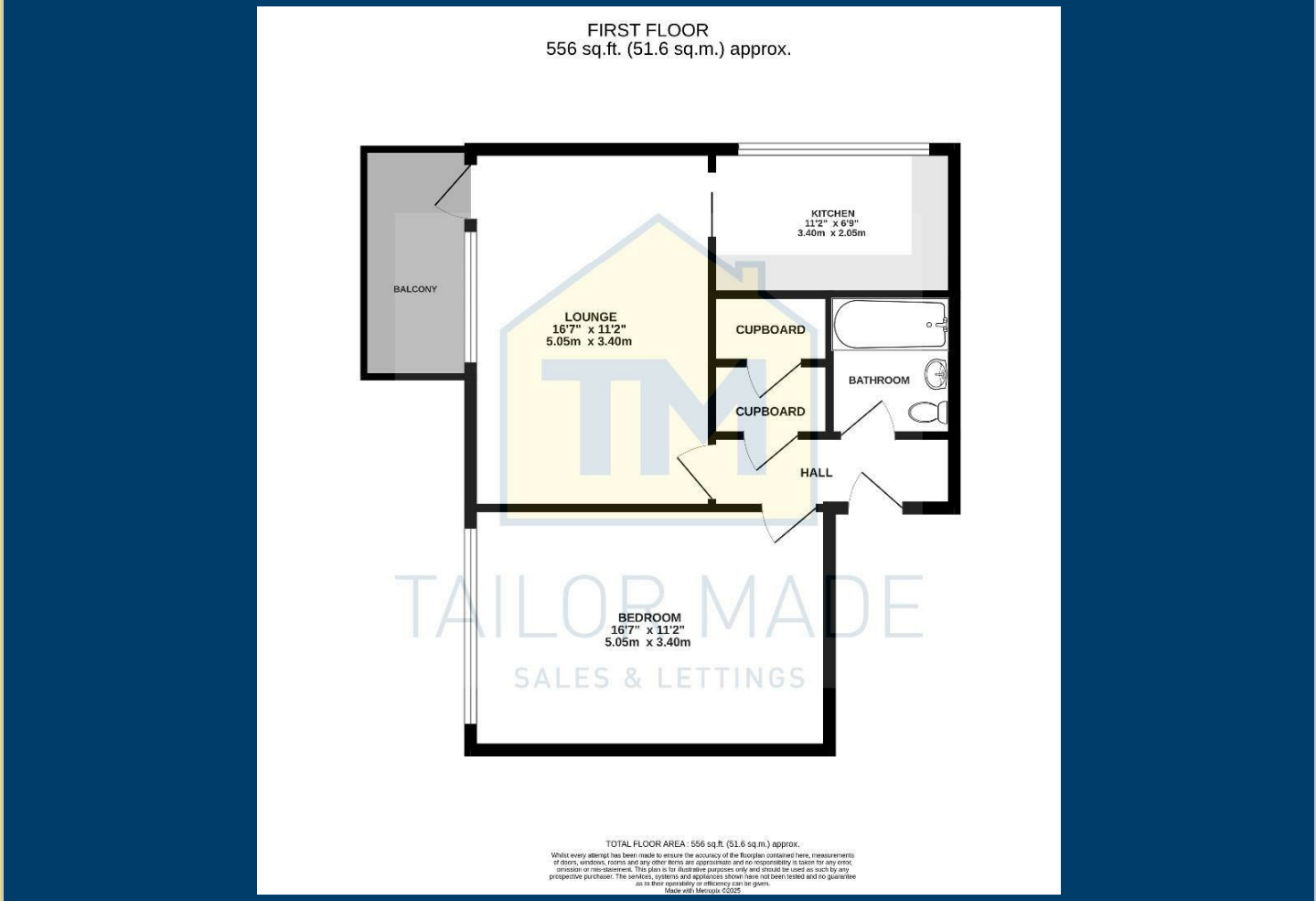
Hybrid Map



Terrain Map



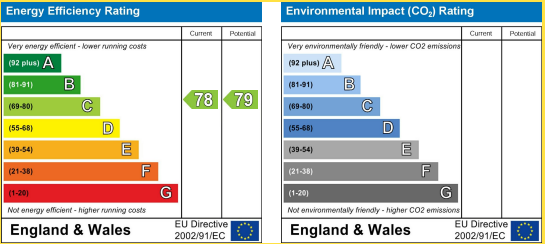
Floor Plan



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