



TAILOR MADE

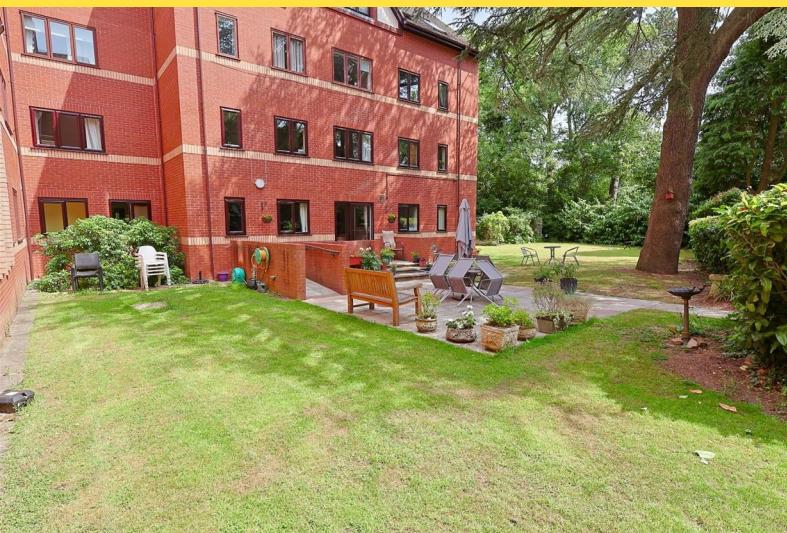
SALES & LETTINGS



## Davenport Road

Earlsdon, Coventry, CV5 6PY

Offers Over £100,000





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A beautifully presented, ground floor retirement apartment, ideally situated in the sought-after Chandler Court development on Davenport Road on the edge of Earlsdon. Offering a perfect blend of comfort, convenience and community, this property is an ideal choice for those seeking a peaceful yet connected lifestyle in later years.

Chandler Court offers residents parking to the front of the development, and immaculate, mature and peaceful gardens to the rear, where this ground floor apartment looks onto and has easy access, from the front door. There is a communal lounge, with those residents looking to catch up over a coffee or several events ran by the site manager.

The ground floor apartment comprises its own private front door with intercom entrance to allow visitor access, spacious entrance hallway with storage cupboard, doors off to all principle rooms, including a bright lounge overlooking the communal grounds to the rear, modern kitchen with pleasant outlook to the side, refitted modern shower room and two spacious bedrooms, one overlooking the communal grounds and the other to the side.

## Full Property Summary

### Entrance Hallway

Doors off to all principle rooms and a storage cupboard

### Lounge

Double glazed bay window to the rear, fitted blinds, modern electric panel heaters and ample dining space.

### Kitchen

A modern fully fitted kitchen, comprising a selection of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker with four ring hob, space for white goods and double glazed window to the side elevation.

### Bedroom One

Double glazed window and radiator

### Bedroom Two

Double glazed window and radiator

### Shower Room

A lovely modern, refitted shower room with walk in shower enclosure, electric shower, wash hand basin with vanity unit, WC, chrome heated towel rail and extractor fan.

### 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



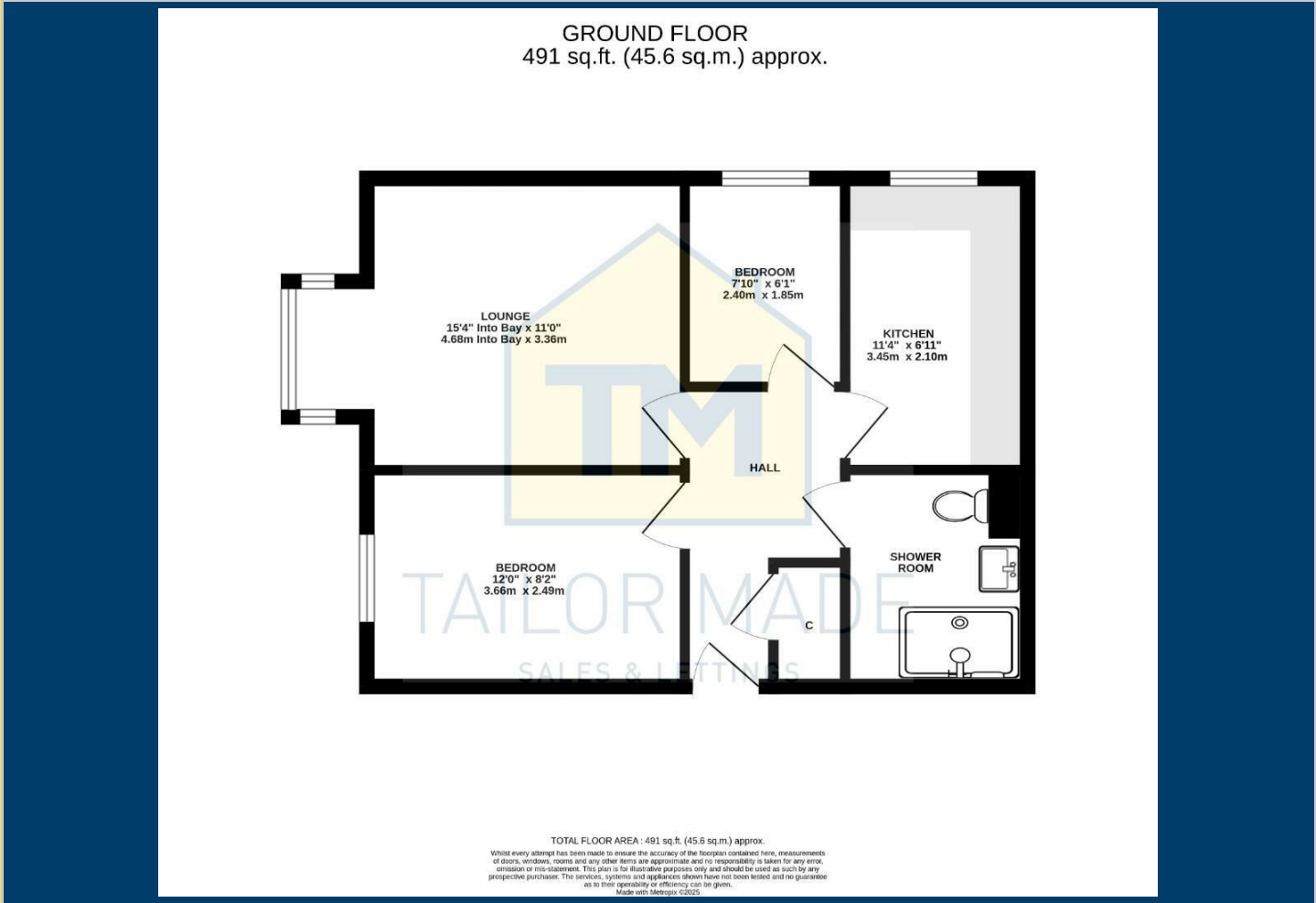
Hybrid Map



Terrain Map



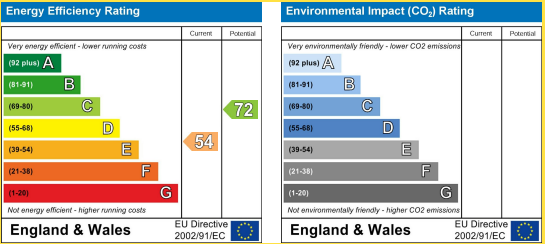
Floor Plan



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.