



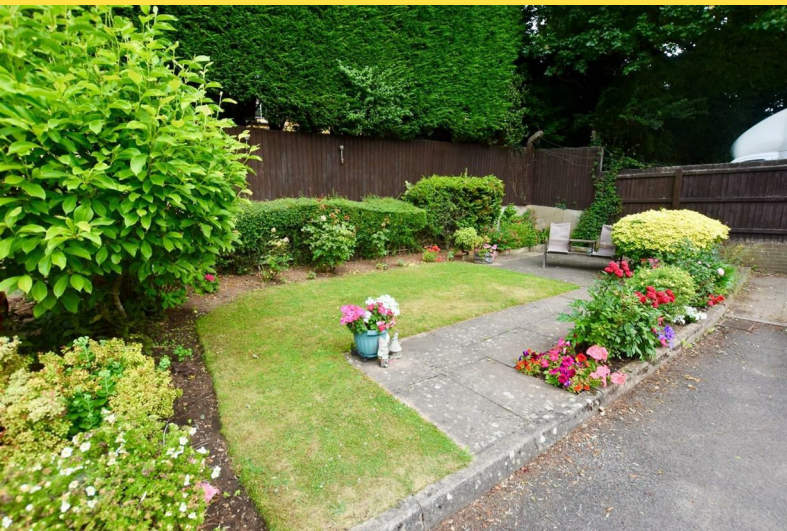
TAILOR MADE
SALES & LETTINGS



Sutherland Avenue

Mount Nod, Coventry, CV5 7RB

Asking Price £95,000



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Tailor Made Sales and Lettings are delighted to offer this well presented two bedroom, second floor, independent living retirement flat with the benefit of a lift in the heart of Mount Nod.

Westbrook Court is ideally positioned within walking distance of local convenience stores, pharmacy, two pubs, hairdressers and some lovely walks along the brook. The development has secure gated off-road parking and secure communal entrance which has a lift or stairs accessing the second floor apartment.

All residents have the flexibility of complete independent living, all the benefit of interaction with the other residents with spacious and comfortable communal living room, ready room, conservatory and kitchen facilities. There is a lovely well kept private rear garden and seating area.

The apartment offers two bedrooms, or the option to use one as a dining room and has built in storage. There is a lounge with pleasant views over the garden, separate fully fitted kitchen and shower room.

The property is offered with no onward chain and an internal viewing is highly recommended.

Entrance Hallway

Doors off to the shower room, two bedrooms and the lounge.

Lounge

Double glazed window to the rear overlooking the gardens, electric heater and door into the kitchen.

Kitchen

A selection of wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob and electric oven, space for fridge freezer and washing machine.

Bedroom One

Double glazed window to the rear overlooking the garden, electric heater and built in wardrobes.

Bedroom Two

Double glazed window to the rear overlooking the garden, electric heater and built in wardrobes.

Shower Room

Shower cubicle, electric shower, wash hand basin, WC.

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



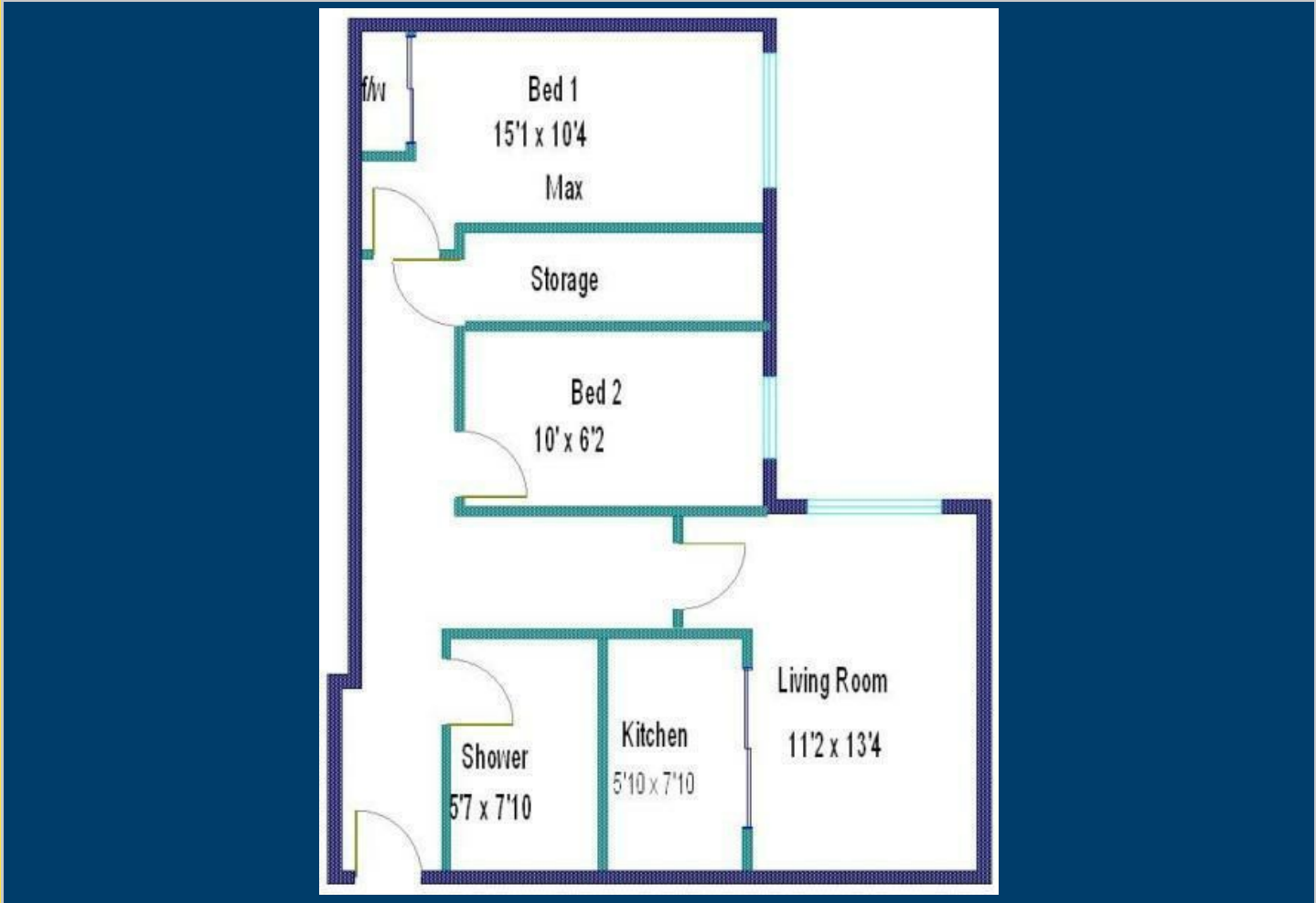
Hybrid Map



Terrain Map



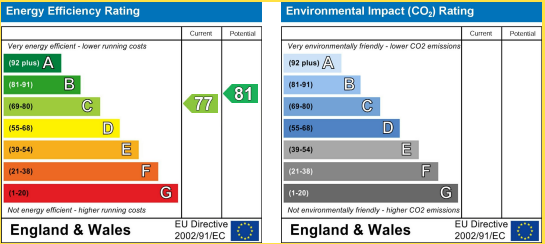
Floor Plan



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.