TAILOR MADE

SALES & LETTINGS

Nod Rise

Mount Nod, Coventry, CV5 7JN

Offers Over £170,000

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A great opportunity for first time buyers to get onto the property ladder or opportunity to downsize with this lovely, top floor two double bedroom apartment located in the heart of desirable Mount Nod. Situated a stones throw a selection of shops, cafe, pharmacy, doctors surgery and pubs, a stroll down the brook, public transport and local schools.

The property has the huge advantage of a garage underneath the block, which has been plastered, equipped with 16 amp power supply and lighting with electric key fob operated electric roller door.

The property is located on the top floor and has a welcoming front entrance, modern bathroom with large walk in shower enclosure. Recently redecorated and carpeted in the bedrooms, spacious and bright through lounge / diner with sliding patio doors onto a private balcony. Two spacious double bedrooms, both with built in storage. A separate, modern fitted kitchen with electric hob, extractor hood, electric oven and microwave, space for fridge freezer and washing machine.

The property benefits from a long lease, well kept communal grounds and hallways, storage at the bottom of the building, residents parking and no onward chain.

Full description

Entrance Hallway

Open plan to the lounge / diner and door off to the bathroom

Bathroom

Modern tiling and suite, large shower enclosure, floating wash hand basin and storage, WC, heated towel rail, mirrored wall cabinet and double glazed window.

Lounge / Diner

A bright and airy room with laminate flooring, Dimplex Quantum high heat. retention storage heater, sliding patio doors to the private balcony, doors off to both bedrooms and the kitchen.

Kitchen

A selection of modern wall and base units, laminate countertops, sink drainer, electric hob, extractor fan above, electric oven and microwave, space for a washing machine and tall fridge freezer, double glazed window out the front.

Bedroom One

Newly installed carpets, double glazed window, radiator and built in wardrobes.

Bedroom Two

Newly installed carpets, double glazed window, radiator and built in wardrobes.

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

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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.

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