



TAILOR MADE

SALES & LETTINGS



## Allesley Hall Drive

Allesley Park, Coventry, CV5 9RD

Offers Over £150,000





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Tailor Made Sales and Lettings are thrilled to bring to market this exceptional and immaculate first floor, two double bedroom apartment, situated within the highly coveted 'Dovecotes' development, on Allesley Hall Drive, in the heart of Allesley Park.

The development has a lovely community feel with stunning, well maintained communal grounds, kept on point with weekly gardener visits, all maintenance taken care of and hassle free living on offer.

The property has a great position within the complex, overlooking the courtyard to the rear and stunning views over the park to the front. There is a private front entrance, just for this property with stairs and ample storage, leading up to the front door. There is also ample space to have a stair lift installed, should you require.

This immaculate apartment comprises an entrance hallway with spacious storage cupboard, well decorated, spacious lounge, overlooking the main building and park, modern fully fitted kitchen overlooking the park. with dual aspect windows and high spec quartz counter tops. There are two well proportioned bedrooms, both overlooking the courtyard.

The main shower room is modern, fully tiled, comprising a walk in shower enclosure, power shower, glass screen, wash hand basin, WC and radiator.

There is a monthly maintenance charge of £199.86 associated with the apartment which offers a number of benefits including; water for the apartment, weekly garden maintenance, building maintenance, building insurance, window cleaning every 6 weeks, communal hallway cleaning twice weekly, communal lighting and

gritting of the grounds in adverse weather.

### Property Summary

#### Private Front Entrance

Stairs leading to the first floor, Velux sky light, storage cupboard and front door into the apartment.

#### Entrance Hallway

Doors off to all principle rooms and storage cupboards.

#### Lounge

Double glazed window to the front elevation enjoying lovely views, electric radiator and door into the kitchen.

#### Kitchen

A range of wall and base units, Quartz counter tops, inset sink drainer, four ring electric hob, extractor hood, electric oven, dishwasher, space for fridge and washing machine, dual aspect double glazed windows to the front.

#### Bedroom One

Double glazed window overlooking the courtyard and electric heater.

#### Bedroom Two

Double glazed window overlooking the courtyard and electric heater.

#### Shower Room

A fully tiled modern shower room, comprising a walk in shower enclosure, WC, wash hand basin and chrome heated towel rail.

#### 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



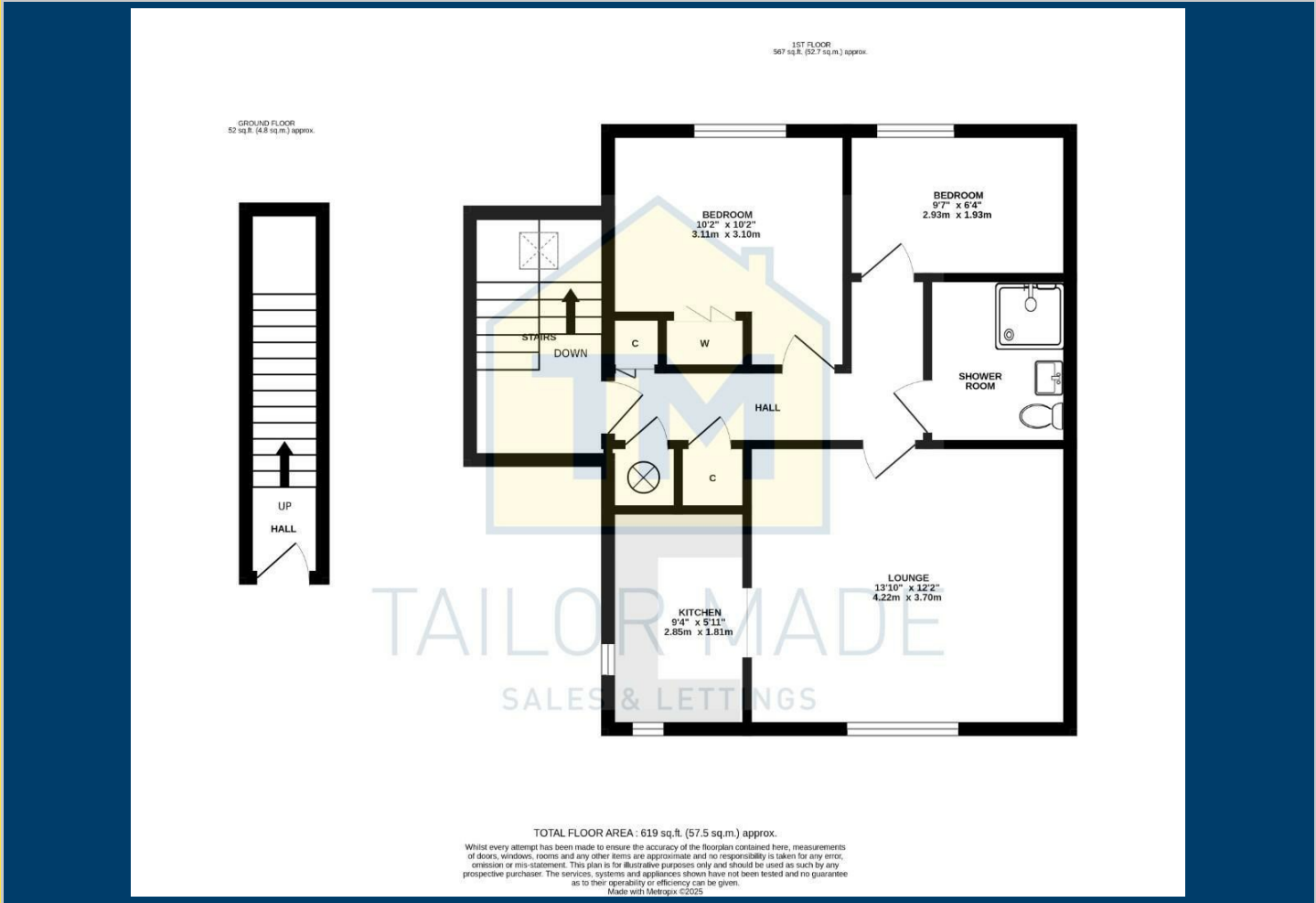
Hybrid Map



Terrain Map



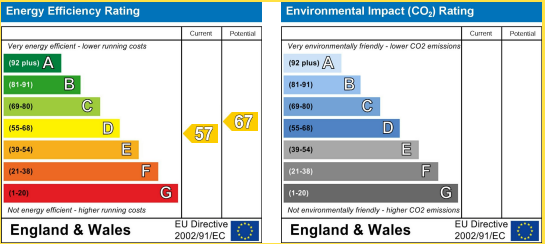
Floor Plan



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.