TAILOR MADE

SALES & LETTINGS



Sutherland Avenue

Mount Nod, Coventry, CV5 7RB

Asking Price £99,950

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Introducing this completely refurbished two bedroom, second floor apartment located in the heart of sought after Mount Nod. Situated within the popular over 55's development of Westbrook Court, this really is an ideal low maintenance, 'lock up and leave' style home, with immaculate communal areas and private rear garden, convenient use of an elevator linking all floors and taking you directly to the front door of the apartment for sale.

There is the benefit of residents parking to the front and rear. The block is set amongst a wide range of local amenities including a Co-Op convenience store, pharmacy, cafe, hairdressers and public transport links.

The property has been completely redecorated throughout, new carpets and most rooms benefit from new electric panel heaters. There is a brand new fitted kitchen with wall and base units, laminate counter tops, modern splash back tiling, stainless steel sink drainer, electric hob, electric oven and extractor hood fitted above. There is space for a fridge freezer and washing machine.

Both double bedrooms have a double glazed window overlooking the private rear garden and courtyard area, both come with fitted wardrobes and an electric panel heater.

The shower room has been refurbished to comprising a walk in shower enclosure, electric shower, wash hand basin with vanity unit, WC, heated towel rail and extractor fan.

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.

Agents Note

The property is leasehold with a 125 year lease issued from 08/10/1993 to 08/10/2118. We have been advised the service charge is £120 per month (£1,440 per annum) and includes; gardening, communal cleaning and lighting, use of the common areas, elevator maintenance, window cleaning and building insurance.

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 some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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.

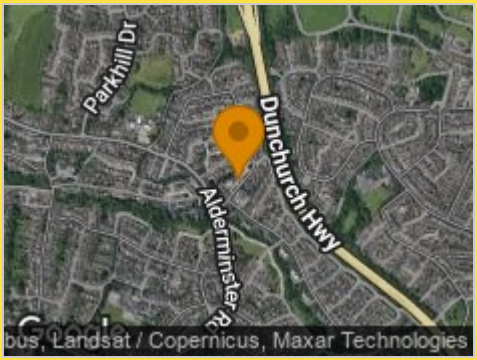




Road Map



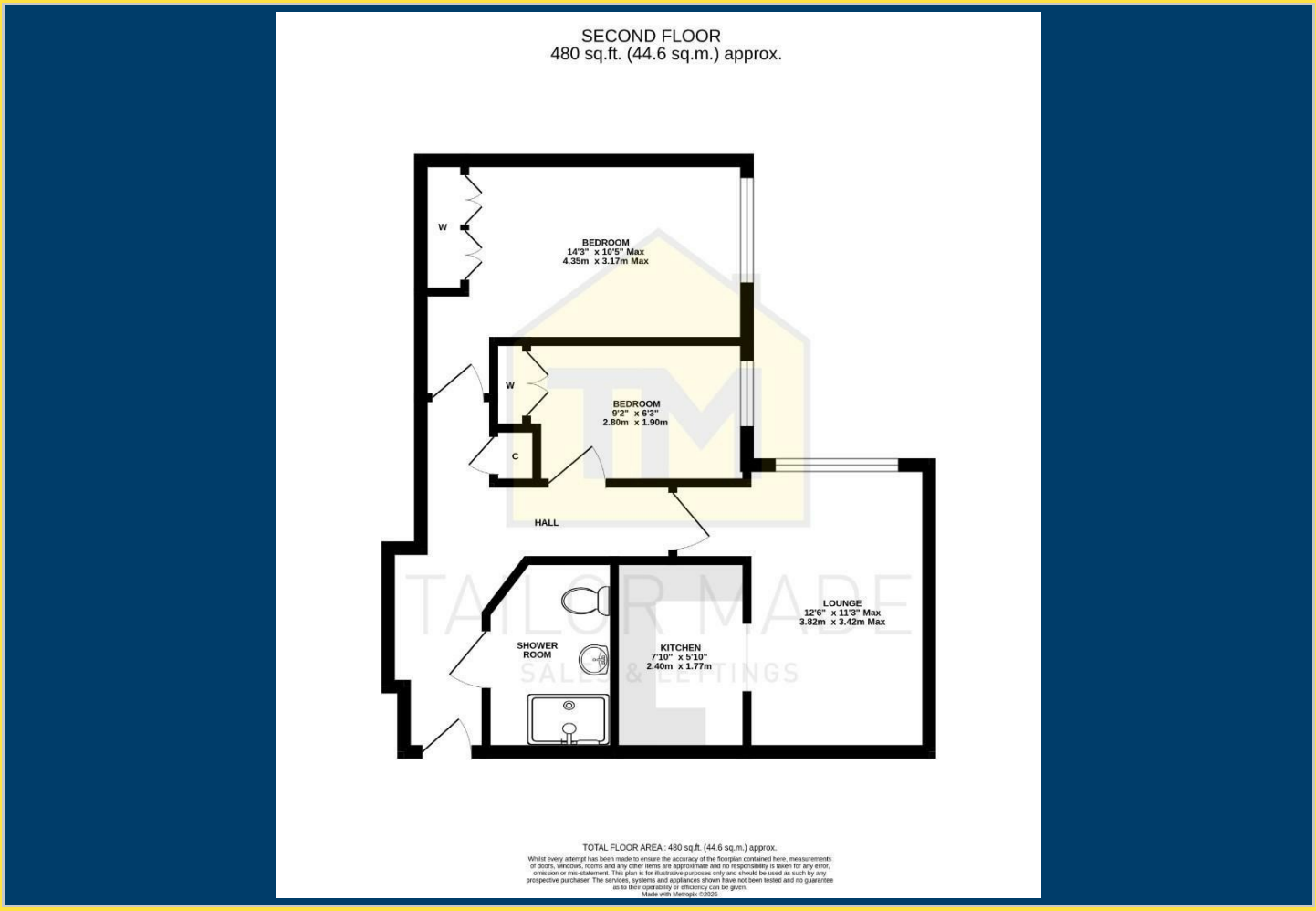
Hybrid Map



Terrain Map



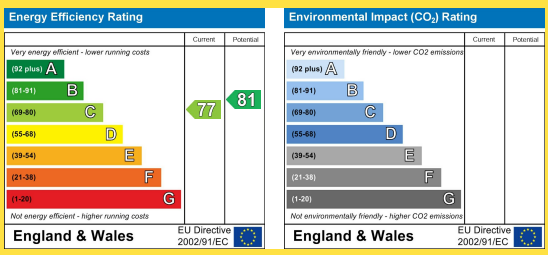
Floor Plan



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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