



TAILOR MADE
SALES & LETTINGS

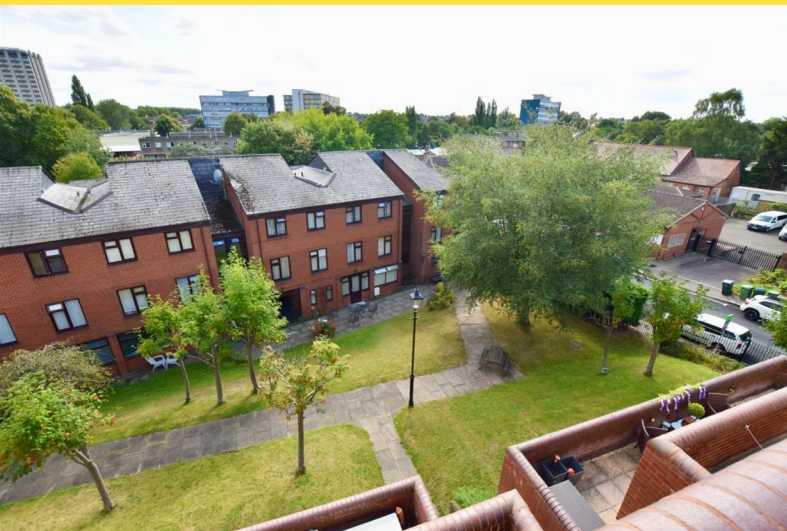


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Norfolk Street

, Coventry, CV1 3LL

Offers Over £100,000



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Tailor Made Sales and Lettings are delighted to bring to market this top floor one double bedroom apartment, located within a stone's throw of Coventry City Centre, on the outer ring road. This spacious one bedroom apartment has a secure intercom communal front entrance, well kept communal grounds, garage en-bloc, along with residents parking and three EV charge points, with various others on neighbouring streets.

The property is located within a short walk via the under pass to Spon Street in the city centre, where the High Street store, bars, restaurant and Theatre are located.

An ideal first time purchase and buy to let investment opportunity, offered for sale with no onward chain and is in need of modernisation.

Full Property Summary

Entrance Hallway

Doors to the bedroom, bathroom and lounge / diner. Double glazed windows to the balcony.

Bedroom

Built in wardrobes, central heating radiator and double glazed windows.

Bathroom

Bath with electric shower over, WC, wash hand basin with vanity unit. Double glazed window and central heating radiator.

Lounge / Diner

Double glazed window, sliding patio doors to the balcony, central heating radiator and door to the kitchen.

Large Private Balcony

Brick wall enclosed with decked flooring and bench.

Kitchen

A selection of wall and base units, stainless steel sink drainer, four ring electric hob and oven, space for white goods, Double glazed window to the front elevation.

Agents Note

We have been advised there is 111 years remaining on the lease with a service charge of £180 per month, which including heating, maintenance, insurance and gardening. These details have been provided by the vendor and should be checked with your legal representative before committing to the exchange of contracts.

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.

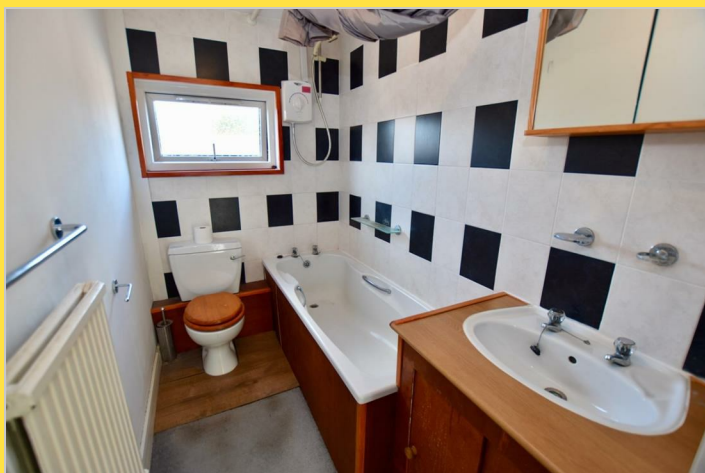
Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

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



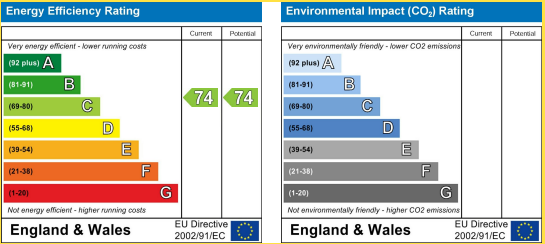
Floor Plan



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.