



TAILOR MADE
SALES & LETTINGS



Arden Court, Mackenzie Close

Allesley, Coventry, CV5 9NY

Asking Price £155,000



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Ready to move into, first floor two bedroom apartment located in a quiet no through road in Allesley. Arden Court has well kept communal grounds with mature shrubs, clean and presentable communal entrance area, residents parking and a single garage en-bloc.

The apartment is located on the first floor with the benefits of newly installed front UPVC door and windows, gas central heating which isn't always available in some apartment blocks and a share of freehold with management company in place.

Accommodation Summary

Entrance Hallway

Doors off to the bathroom and lounge, spacious storage cupboard.

Bathroom

A modern, fully tiled bathroom comprising a white suites, which includes; a bath with shower over, glass shower screen, wash hand basin, WC, radiator and window.

Lounge / Diner

Glazed window and doors onto the the balcony, stunning original parquet flooring, door to the kitchen and both bedrooms.

Kitchen

A selection of modern wall and base units, small breakfast bar area, electric oven and hob, sink drainer, space for fridge freezer and washing machine, boiler cupboard and double glazed window.

Bedroom One

Due to be completely re-painted, radiator and double glazed window

Bedroom Two

Double glazed window, radiator and built in wardrobe.

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.

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.



Road Map



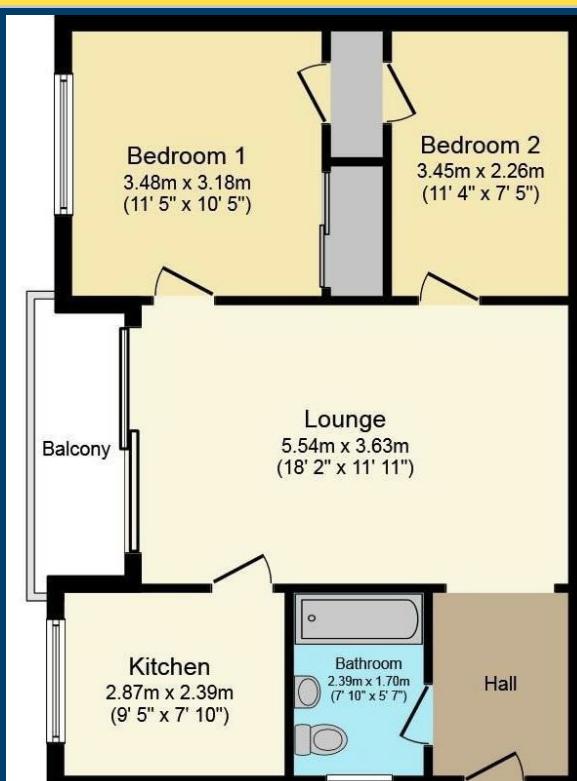
Hybrid Map



Terrain Map



Floor Plan



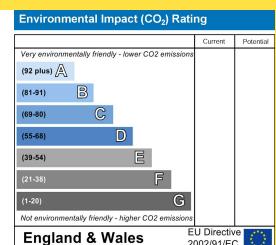
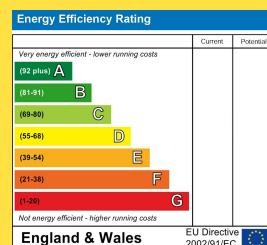
Floor Plan

Floor area 59.0 sq. m. (635 sq. ft.) approx

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.