



TAILOR MADE  
SALES & LETTINGS



## Malvern House

140 Sutton Avenue, Coventry, CV5 7NU

Asking Price £155,000



# Malvern House

140 Sutton Avenue, Coventry, CV5 7NU

Asking Price £155,000



## Full description

An ideal first time buyer property or investment opportunity with this very smartly presented first floor two bedroom first floor apartment in Eastern Green, a very popular area in Coventry.

The property is well placed for excellent transport links, wide range of local amenities, pleasant walks along the brook and adjacent green, short distance from Tile Hill Train Station and Warwick University.

Malvern House is located within immaculately kept communal grounds, residents parking and a single garage.

The accommodation comprises a spacious lounge / diner with dual aspect windows overlooking the fields, modern fully fitted kitchen with top of the range Bosch appliances, two bedrooms, the master with fitted wardrobes, modern bathroom and two storage cupboards.

The property has electric panel heaters, double glazed windows and approximately 87 years remaining on the lease and ONLY £1 TO EXTEND, plus legal fees and a maintenance fee of £75 per month.

## Summary

### Entrance Hallway

Doors off to all rooms and an airing cupboard. There is an intercom system to allow remote access from the ground floor.

## Lounge

Large floor to ceiling double glazed window to the front elevation, double glazed window to the side elevation and electric panel heater.

## Kitchen

A range of wall and base units, one and half bowl stainless steel sink drainer, eye-level Bosch double oven, built in Bosch microwave, four ring electric hob, Bosch extractor hood, under counter fridge and space for washing machine. There is a double glazed window overlooking the green and brook.

## Bedroom One

Double glazed window to the side elevation, built in sliding mirrored wardrobes and electric heater.

## Bedroom Two

Double glazed window to the side elevation, electric heater and built in wardrobe.

## Bathroom

A fully tiled modern bathroom comprising a bath with shower over, glass screen, wash hand basin, WC, chrome heated towel rail and mirrored cabinet.

## 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

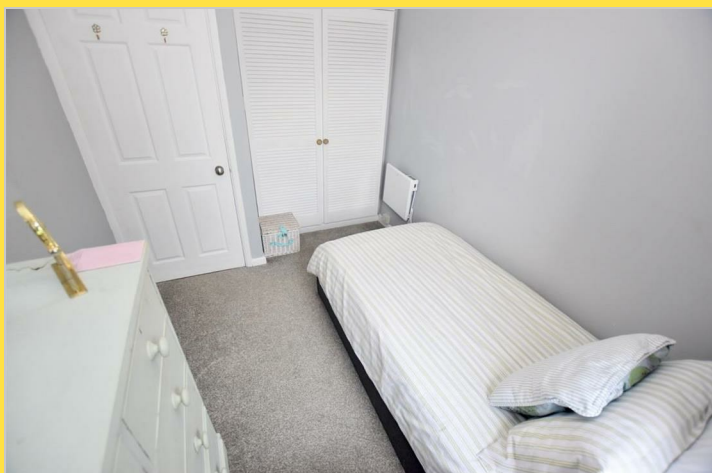
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any

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.

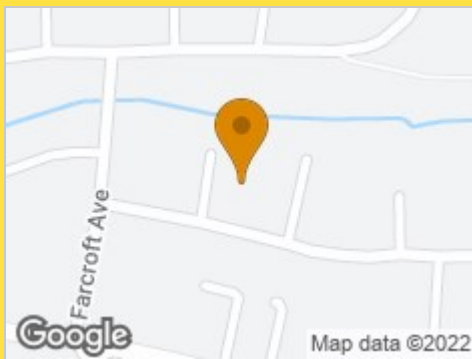
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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

### Ground Floor



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

## 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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.