



TAILOR MADE
SALES & LETTINGS



Denham Avenue

Allesley Park, Coventry, CV5 9HX

£895 Per Month



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Property Overview

Arguably one of the best maisonettes located on the Allesley Park Estate! This superbly presented ground floor maisonette is located on Denham Avenue, a short walk from the parade of shops, medical surgeries and Allesley Park.

This well presented maisonette briefly comprises, Two double bedrooms, Reception Room, Stylish Kitchen & Modern Shower Room. The property also benefits from gas central heating, double glazing, spacious lounge, fitted appliances and granite work tops, as well as ample storage.

Presented Furnished & Available Mid February 2024.

Accommodation Summary:

Entrance Hallway

Central heating radiator and doors off to the lounge, both bedrooms and the bathroom.

Lounge

Double glazed window to the front elevation, central heating radiator and door into the kitchen.

Kitchen

A stunning, modern kitchen comprising a range of wall and base units, granite work tops, inset sink drainer, integrated fridge freezer, oven, induction hob, extractor hood, dishwasher, washing machine and microwave. There is a wall mounted cupboard, housing a gas combination boiler, large larder cupboard, double glazed window and door onto the garden.

Bedroom One

Two double glazed windows, one to the side and one to the front elevation and a central heating radiator.

Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Shower Room

A stunning modern shower room with, stylish shower boarding, shower cubicle with power rainfall shower with separate shower head which operates off the main combination boiler, WC, wash hand basin with vanity unit, large storage cupboard, radiator, extractor fan and double glazed window.

Garden

A private, fence enclosed rear garden with full width paved patio area, good sized lawn and additional raised seating area. There is gated side access which you have a right of way to the front of the property and then a good sized, low maintenance front garden.

ABOUT US

Tailor Made Sales & Lettings is a family run business. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 15 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

Tel: 024 76939550

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

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

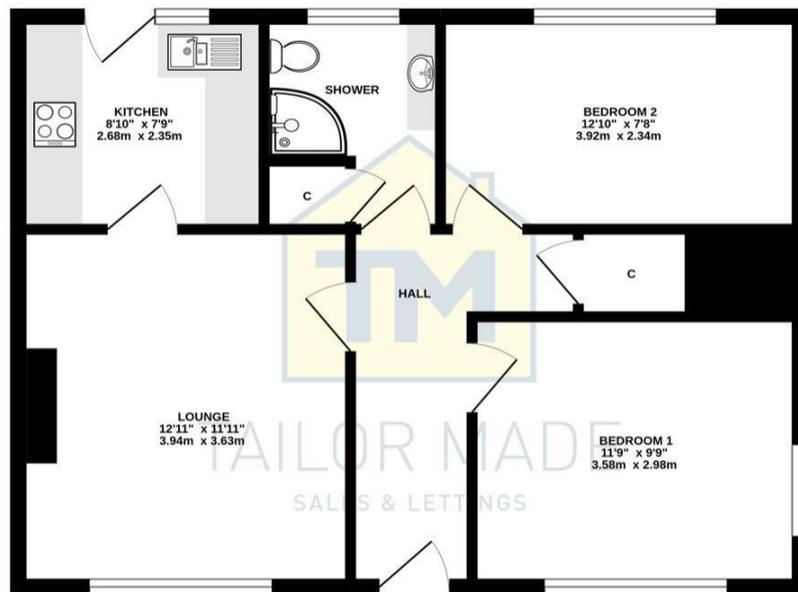


Terrain Map



Floor Plan

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



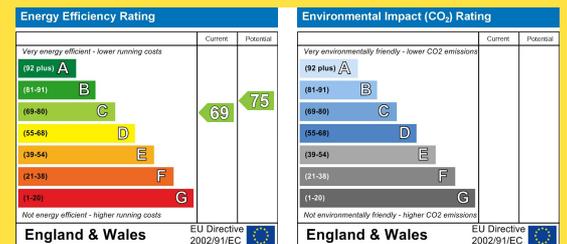
TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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



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