TAILOR MADE

SALES & LETTINGS



Unicorn Lane

Mount Nod, Coventry, CV5 7LL

£875 Per Calendar Month

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Property Overview
Tailor Made Sales and Lettings are delighted to offer this very well presented two double bedroom, second floor apartment located in the heart of Mount Nod.

The popular block of Forest Court, on Unicorn Lane is conveniently situated along the brook, within short distance to a local Co-Op, One Stop Shop, popular cafe, take aways, off-licence and two family pubs. There is residents parking, providing off-road parking as well as a single garage en-bloc.

The property has been recently decorated and is well presented throughout with a large lounge diner with dual aspect windows, modern grey kitchen, two spacious double bedrooms, modern bathroom and two large stores cupboards off the hallway.

Available End of September 2025. Presented Unfurnished.

Briefly Comprosing:

Entrance Hallway
Doors off to all principle rooms and two large store cupboards.

Lounge / Diner
Double glazed windows to the side and rear, central heating radiator and door the kitchen.

Kitchen
A range of wall and base units, stainless steel sink drainer, four ring gas hob, extractor hood, space for fridge freezer, washing machine and breakfast bar area. Double glazed window, central heating radiator and wall mounted gas combination boiler.

Bedroom One
Double glazed window and central heating radiator.

Bedroom Two
Double glazed window and central heating radiator.

Bathroom
A fully tiled bathroom, comprising a white suite including a bath, shower over, wash hand basin, WC, radiator and double glazed window.

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.

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.

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.







Road Map



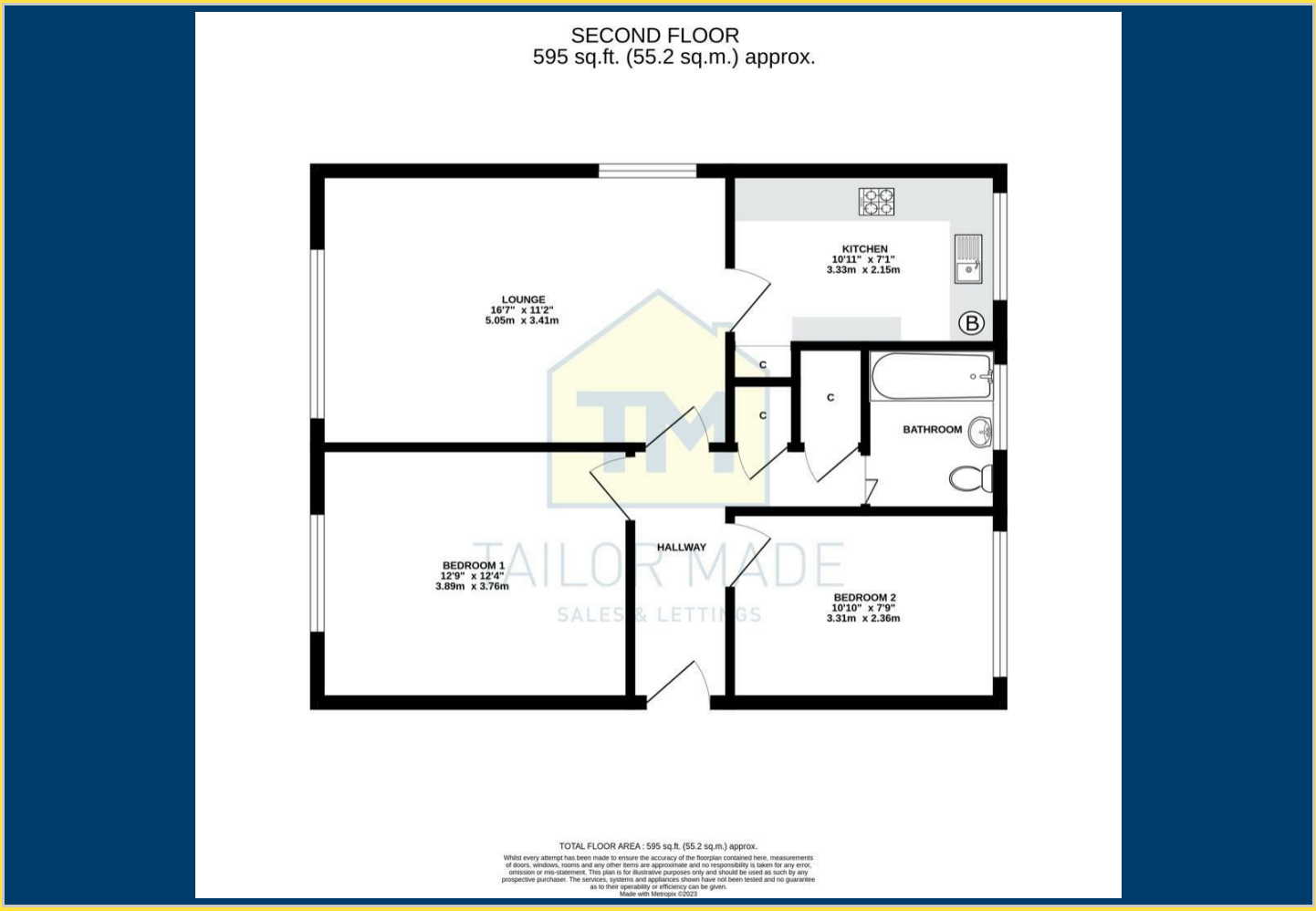
Hybrid Map



Terrain Map



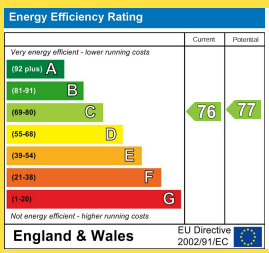
Floor Plan

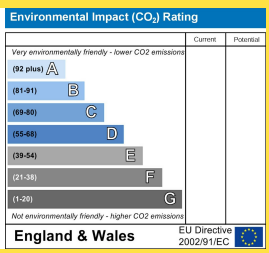


Viewing

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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