



TAILOR MADE  
SALES & LETTINGS



## Rathbone Court

477 Stoney Stanton Road, Coventry, CV6 5EA

Asking Price £115,000



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## Full description

Tailor Made Sales and Lettings are delighted to offer this bright and airy two double bedroom modern apartment located on the top floor of the popular block off the Stoney Stanton Road. This modern, gated development offers great transport links in and out of the city, a wide selection of shops and amenities and thriving community.

The property comprises a spacious open plan lounge / diner and modern kitchen with fridge freezer and integrated washing machine. Two double bedrooms, the master with en-suite shower room and refurbished main bathroom.

The development is gated, offering secure allocated parking, bin store and intercom entrance to the apartment.

## Full Property Summary

### Entrance Hallway

Doors off to all principle rooms and built in storage. Intercom system.

### Lounge

Open plan to Kitchen with double glazed window and electric heater.

### Kitchen

Open plan to lounge range of matching floor and wall mounted units with fitted oven, hob, extractor and sink. space for fridge freezer.

### Bedroom One

Double bedroom with double glazed window, electric heater and doorway to ensuite.

### En-Suite

White suite consisting of WC, Sink and Shower Cubicle.

### Bedroom Two

Double bedroom with double glazed window and electric heating.

### Bathroom

White suite consisting of WC, Sink and bath with shower over. Heated towel rail.

### 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 some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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



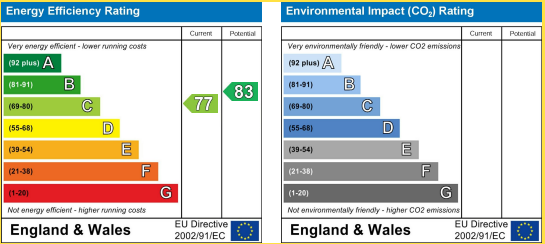
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.