TAILOR MADE

SALES & LETTINGS



Broadmead Court, Broad Lane

Whoberley, Coventry, CV5 7AE

Offers Over £149,950

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Tailor Made Sales and Lettings are delighted to bring to market this excellent two double bedroom, DUPLEX apartment located in Broadmead Court, Off Broad Lane. Perfectly situated for a wide range of local amenities, shops, Village Hotel, Gym and Spa, Canley Rail Station with direct links to London Euston, Birmingham International and New Street, making this ideal for commuters. Earlsdon High Street is a short distance away with a wide range of cafes, bars and restaurants a large Super Store nearby.

There is a regular bus service in and out of the city, also connecting you to Warwick & Coventry University. There is residents parking off-road and a single garage.

This excellent Duplex apartment is located on the second floor and benefits from an attractive private front door, entrance hallway with doors to the modern fitted kitchen and spacious lounge. There is a large double glazed window, bringing in plenty of natural light and a double glazed door, providing access to the private balcony, overlooking the immaculate communal grounds.

Stairs lead to the second floor landing with doors off to both double bedrooms and the main bathroom. The master bedroom has ample fitted and built in storage and both bedrooms benefits from large double glazed windows. The bathroom comprises a white suite including a bath with shower over, WC and wash hand basin.

This apartment has the benefit of gas central heating, double glazing, a long lease, OWNER RUN MANAGEMENT COMPANY and no onward chain. An internal inspection is highly recommended.

Full Summary

Entrance Hallway
Doors off to the kitchen and lounge, under stairs storage and stairs to the first floor.

Kitchen
A selection of wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob, electric oven, extractor fan, space for fridge / freezer and washing machine, pantry cupboard and double glazed window to the rear of the development.

Lounge
Double glazed window to the front of the development, central heating radiator and double glazed door to the private balcony.

First Floor Landing
Doors off to both double bedrooms and the bathroom.

Bedroom One
Double glazed window to the front of the development, built in wardrobes and central heating radiator.

Bedroom Two
Double glazed window to the rear of the development and central heating radiator.

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

Agents Note
The lease is for a term of 999 years from 29/09/1961.
There is a Rent Charge (equivalent to a Ground Rent) of £10 pa. on each flat, although in practice it is paid out of the Maintenance Charge by the Residents' Association.
The Rent Charge is paid up-to-date.
The Maintenance Charge is £125 pcm

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.





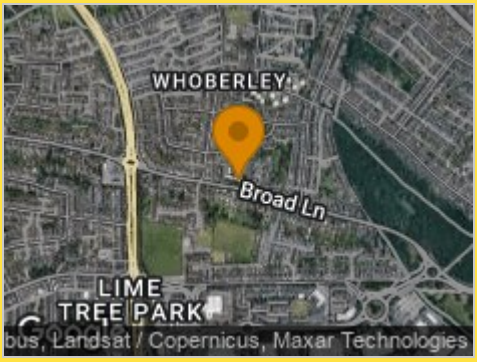




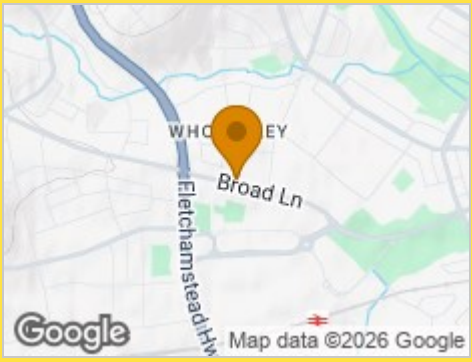
Road Map



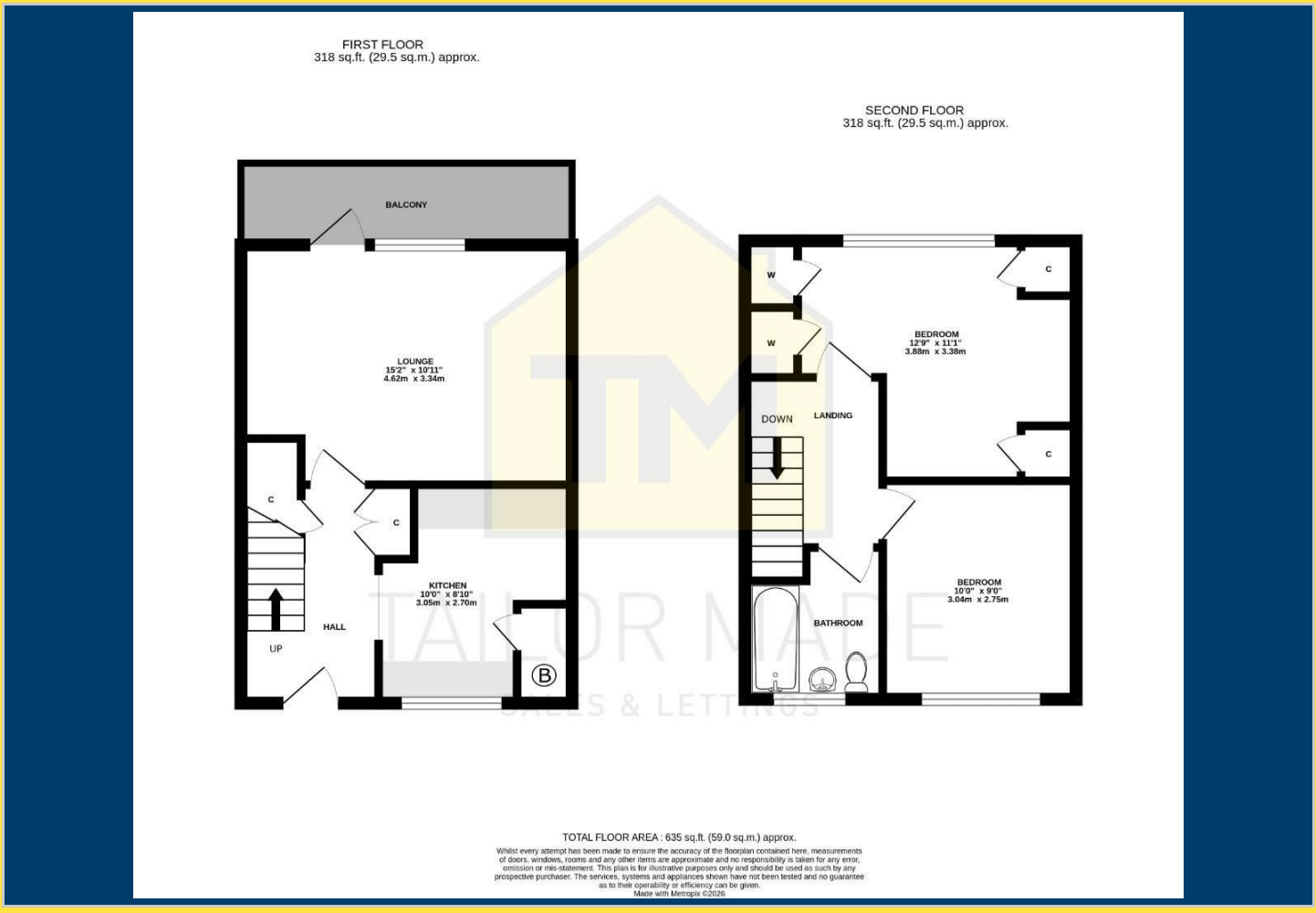
Hybrid Map



Terrain Map



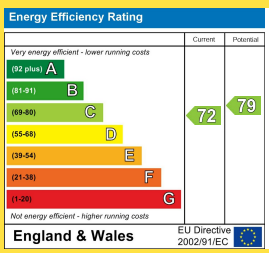
Floor Plan

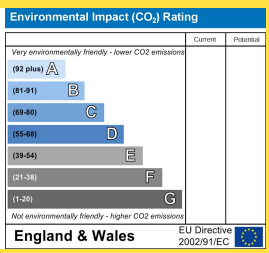


Viewing

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.

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