



Photography by
Coopers Estate Agents

Coopers

16 Chandler Court
Davenport Road, Earlsdon

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Davenport Road, Earlsdon CV5 6PY

Pleasant retirement 2 bedroom first floor apartment in very popular small development close to Spencer Park in Earlsdon. Offered for sale at a competitive price to attract an early purchaser. We understand the apartment has an unexpired lease of 65 years and a current service charge of £195.60pcm.

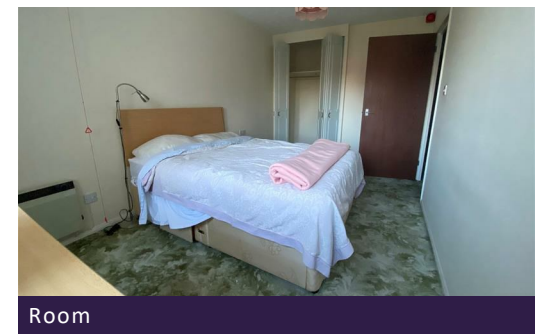


With two bedrooms, spacious living room, separate kitchen and large shower room, the apartment offers spacious accommodation. There are pleasant grounds with a residents lounge and communal laundry facilities. Electric heating and double glazing.

- Competitively priced 1st floor retirement apartment
- Close to Spencer Park and local amenities
- Electric heating and double glazing
- Two bedrooms and large shower room
- Spacious living room and kitchen
- Communal laundry and residents lounge. Pleasant grounds
- Leasehold with 65 years unexpired and a service charge of £195.60pcm

Guide Price

£95,000

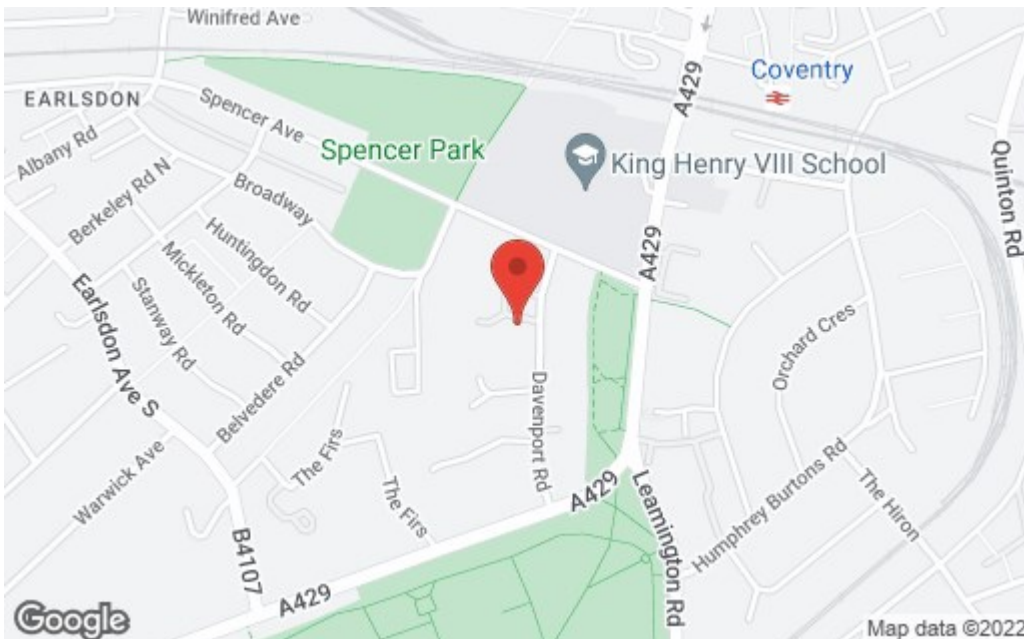




Room



Room



Room



Room

Tenure

We are verbally told that this property is Leasehold. This will be checked through Solicitors.

Fittings & Fixtures

Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

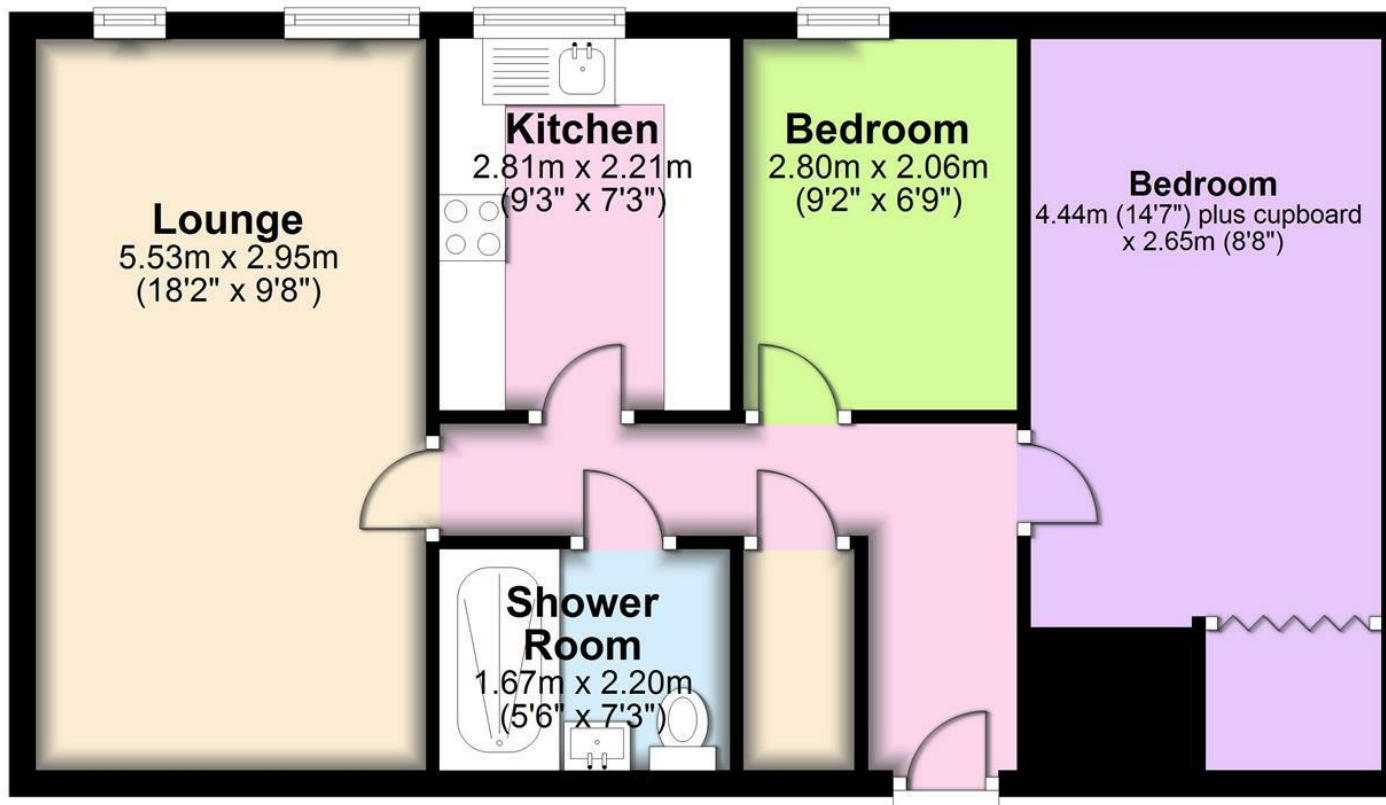
Council tax

According to valuation Office Website enquiries this property is in Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

22 New Union Street, Coventry, CV1 2HN

024 7655 2841

www.coopersstateagents.com

sales@coopersstateagents.com

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Zoopla

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