



2

Bedrooms

2

Bathrooms



****TOP FLOOR APARTMENT WITH BALCONY OFFERING VIEWS OVER THE PARK****

SUTTONS are proud to present a fabulous two-bedroom, two-bathroom top floor apartment located in the exclusive gated development of Scholars Court, Dalton Road, Earlsdon. The property is located within 10-minute walking distance to Coventry City Centre & Train Station, Earlsdon High Street, War Memorial & Spencer Park (which is just over the road from the apartment).

Briefly the property comprises of entrance hallway with two storage cupboards leading to a modern fitted kitchen with integrated appliances (fridge/freezer, dishwasher, washer/dryer, oven, gas hob), large lounge with electric fireplace and a balcony with views over Spencer Park, part tiled white suite family bathroom, two double bedrooms both benefitting from built in wardrobes with the master also having a part tiled en-suite bathroom with shower.

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Other features include, no onwads chain, double glazing, gas central heating, water meter, loft access, secure entry phone system, lift access to the top floor (2nd), one allocated parking space along with visitor parking.

Tenure is leasehold.

Lease information:

The lease is 125 years with 110 years remaining.

Ground rent is £250 PA

Service charge is approx. £1,700 PA paid in two instalments.

Building managers - Remus.

Services - All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

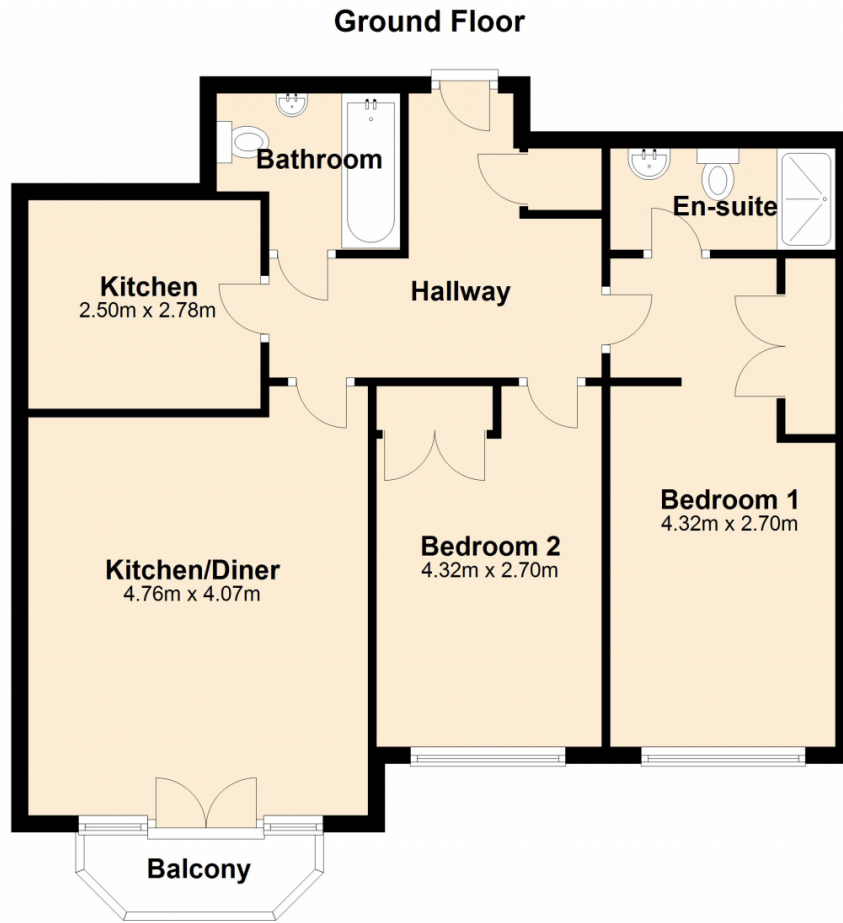
2: These particulars do not constitute part or all of an offer or contract.

3: Any measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: SUTTONS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: SUTTONS has not sought to verify the legal title or indeed the lease information of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 