



460 London Road, Toll Bar End, Coventry, CV3 4EP

CASH PURCHASE PRICE £70,000 OR Asking Price £95,000 WITH THE LEASE TO BE EXTENDED



- **CASH PURCHASE AVAILABLE WITH LOWER LEASE @ £70,000 OR Vendor to extend the lease on completion @ £95,000**
 - Two Bedroom Ground Floor Flat**
 - uPVC Double Glazed * Electric Heating**
 - Spacious Lounge**
 - Fitted Kitchen**
 - Fitted Bathroom**
 - Communal Front Garden. Communal Parking to the Rear**
 - No Chain**

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**Accommodation Comprising:
Communal Door**

Thro to Communal Hall. Door to:

Hall

Cupboard. Doors to all rooms.
Storage heater.

Bathroom

Fitted white suite comprising of
panelled bath with shower and rail
over, low level wc and pedestal wash
hand basin. Heated chrome towel rail
(Electric). uPVC double glazed
window to the rear.

Kitchen

2.36m (7' 9") x 3.0m (9' 10")

Fitted with ample wall and base unit
with work surfaces over. Built in
electric hob, oven and extractor fan
over. Single drainer stainless steel
sink unit with mixer tap. Plumbing
and space for automatic washing
machine. Space for fridge/freezer.
Electric radiator. uPVC double glazed
window to the rear.

Lounge

4.43m (14' 6") x 3.33m (10' 11")

uPVC double glazed window to the
front. Storage heater.

Bedroom 1

3.34m (10' 11") x 3.33m (10' 11")

uPVC double glazed window to the
front. Storage Heater.

Bedroom 2

3.34m (10' 11") max x 3.96m (12' 12")
max

Two uPVC double glazed windows
one to front and one to side. Storage
heater.

Exterior

Parking to the rear



Communal Front Garden

Communal gardens

AGENTS NOTES

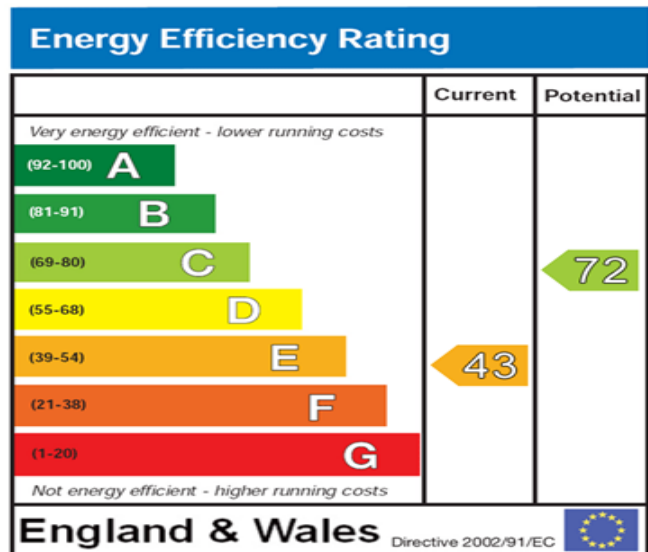
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for 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) The 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) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - LEASEHOLD

TENURE - We understand from the vendor that the property is Leasehold The current lease is for 99 years from the 1st December 1956 at a ground rent of £8.00 per annum. Can be purchased as the cash purchase option with this lease.

OR

Lease to be extended on completion based on the higher asking price. A new lease was negotiated for a term of 189 years commencing on the 1st December 1956 and expiring on 30th November 2145 at a peppercorn. The vendor will extend the lease on completion, Details to be confirmed via solicitors. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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