



36 Montes Court, St Andrews Road, Earlsdon, Coventry, CV5 6JG

Asking Price £120,000



POPULAR RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES
ONE BEDROOM FLAT IN A PURPOSE BUILT OVER 60'S DEVELOPMENT
GOOD SIZE LOUNGE
FITTED KITCHEN WITH BUILT IN APPLIANCES
ONE BEDROOM AND SEPARATE BATHROOM
ON-SITE MANAGER AND 24 HOUR RESPONSE SYSTEM
ON-SITE LAUNDRY ROOM AND COMMUNAL LOUNGE

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Accommodation comprises

Communal Entrance and Lounge

Secure Communal Entrance into Communal Lounge. Stairs and Lift to all floors. Door on ground floor into Communal Laundry area.

Second Floor

Entrance Door

into Lobby, door to walk in cupboard. Door into bathroom, Bedroom and Lounge

Bathroom

Panelled bath with shower over, low level wc, vanity sink unit, Tiled walls

Bedroom

2.66 m (8' 9") approx x 4.18m (13' 9") approx

Lounge

5.84m (19' 2") approx x 3.39 approx 2.63 min approx
uPVC double glazed window to the front. storage heater, feature fireplace with electric fireplace. Door to:

Kitchen

1.72m (5' 8") approx x 2.5m (8' 2") approx

Ample wall and base units with worktops over. Built-in electric hob with extractor fan over. Built-in oven and microwave. Stainless steel single drainer unit with mixer taps, built-in fridge, built-in freezer. uPVC double glazed window to the front

Communal Garden and parking

The property is surrounded by well-maintained communal gardens. There is residents parking available where a space can be rented for £250 per annum (payable bi-annually)

Additional information

There is an on-site manager during the day based next to the reception area and a 24 hour response through Appello within the apartment. There is access to a guest suite (large Bedroom with en-suite) price to be confirmed for a nightly stay. Large communal Lounge which can be booked for small functions.

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



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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

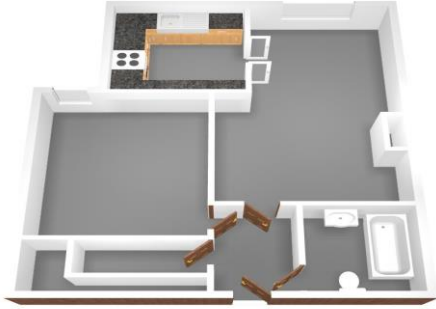
TENURE - We understand from the vendor that the property is Leasehold - with 110 years remaining. Ground rent £500 per annum and Service charge approx. £266 per month. To include covering - Buildings Insurance, communal cleaning and garden maintenance, roof, window cleaning, communal entrance and hall areas. Use of communal lounge and use of communal laundry Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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.

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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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