

COMMUNAL ENTRANCE

ENTRANCE DOOR

HALLWAY

WALK-IN CUPBOARD

LOUNGE DINING ROOM  
20' 7" x 10' 9" (6.27m x 3.28m)

BALCONY

KITCHEN  
12' 1" x 7' (3.68m x 2.13m)

BEDROOM  
13' 10" x 13' (4.22m x 3.91m)

BEDROOM  
12' 11" x 10' 5" (3.94m x 3.18m)

SHOWER ROOM WC

COMMUNAL GARDENS

RESIDENTS PARKING

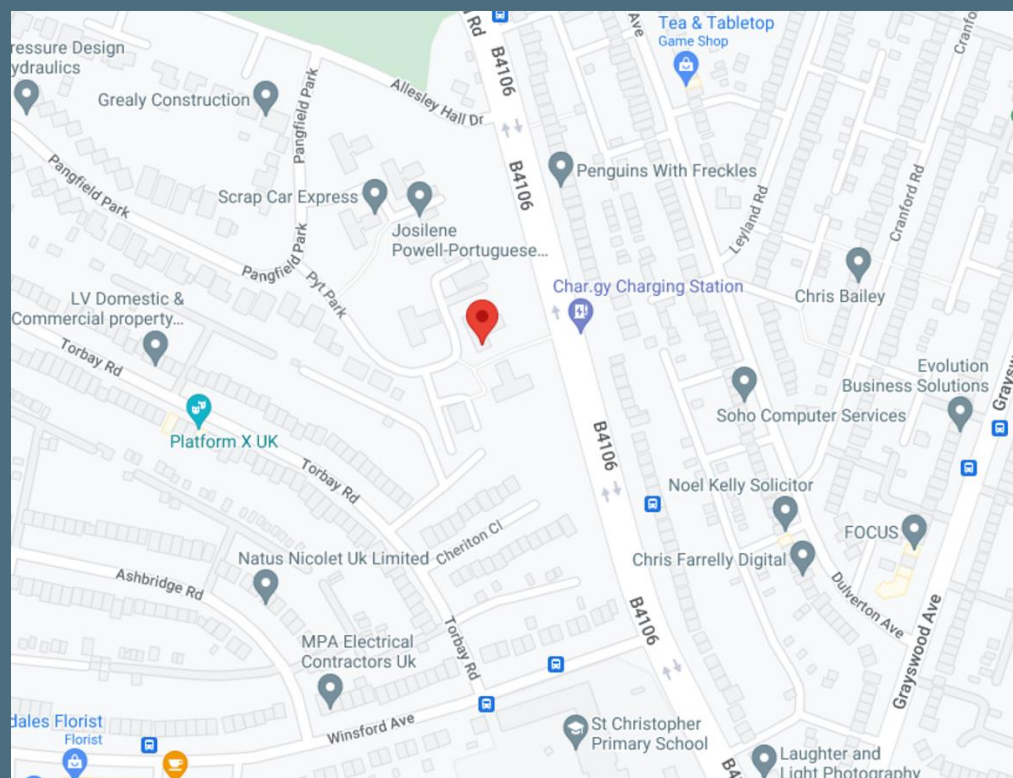
GARAGE IN A BLOCK



## 71 Victoria Court

Allesley Hall Drive, Coundon, CV5 9NQ

# £165,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	65   d	75   c
21-38	F		
1-20	G		

**IMPORTANT NOTICE**  
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

Contact us at

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**£165,000**

**71 Victoria Court  
Allesley Hall Drive, Coundon, CV5 9NQ**

- Well Presented Top Floor Flat
- Lounge Dining Room
- Balcony With Sunny Aspects
- Fitted Kitchen With Built In Appliances
- TWO DOUBLE BEDROOMS
- Shower Room WC
- Double Glazing & Gas Fired Central Heating
- Residents parking & Garage
- Council Tax Band B
- Energy Efficiency Rating D.
- Leasehold (151 Years)

**Viewing is strictly by appointment**



### Property Description

A well presented top third floor flat in a sought after location adjacent to Allesley Park and Golf Course. Close to all local amenities and public transport links. The property benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: communal entrance and stairs to the third floor, entrance door, hallway and walk-in store cupboard, lounge dining room and balcony with sunny aspects, fitted kitchen with built in appliances and granite work tops, TWO DOUBLE BEDROOMS with built in wardrobes and a shower room WC. Outside there are well maintained communal gardens, residents parking and a garage in a nearby block.

The property is leasehold with approximately 151 years remaining with a ground rent of £90 per annum. A current service charge of £977.24 per annum plus £44.32 per annum for the garage.

**MUST BE VIEWED INTERNALLY.**

