



3 Ilford Court, Binley Woods, Coventry, CV3 2JN

Asking Price £170,000



**TWO BEDROOM GROUND FLOOR APARTMENT
POPULAR VILLAGE LOCATION
GOOD SIZE LOUNGE
FITTED KITCHEN
FITTED BATHROOM
UPVC DOUBLE GLAZING
LONG LEASE
GARAGE IN BLOCK**

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Communal Entrance

Door into Communal Entrance. Property located on the Ground Floor

Ground floor

UPVC double glazed door into:

Hall

Meter cupboard. Doorway into Lounge and door into:

Bathroom

1.66m (5' 5") approx x 2.36m (7' 9") approx
UPVC double glazed window to the side. Low level WC, Vanity sink unit, Panelled bath with shower and screen over. Heated chrome towel rail

Lounge

3.6m (11' 10") approx x 5.33m (17' 6") approx
UPVC double glazed French doors and side panels onto Garden Area. Wall mounted heater. Doors into Bedrooms and;

Kitchen

2.39m (7' 10") approx x 2.86m (9' 5") approx
Fitted white kitchen with ample wall and base units and worktops over. Tiled splashbacks. Single drainer sink unit and mixer tap. Plumbing and space for automatic washing machine, space for fridge freezer, space for electric cooker. UPVC double glazed window to the front.

Bedroom 1

3.48m (11' 5") approx x 3.27m (10' 9") approx
UPVC double glazed window to the side. wall-mounted heater. Built-in wardrobe

Bedroom 2

3.48m (11' 5") approx x 2.27m (7' 5") approx
UPVC double glazed window to the side. wall-mounted heater. Built-in wardrobe

Outside

Well kept communal gardens Garage in Block



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

TENURE - We understand from the vendor that the property has a Leasehold of 999 years from 28/06/1966 with 942 years remaining. Ground rent is £15 per annum. The residents have recently moved from self managed to a management company (Exclusive Property Management) with service charge of £125/m. They have also re-capitalised the emergency fund due to recent expenditure to ensure funds and monthly service charges are sufficient. There are no other major future expenditures planned. Covering - Buildings Insurance, communal cleaning, lighting and heating. Decoration/maintenance, Ground Rent 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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