



Philmont Court, Coventry

£180,000





PROPERTY OVERVIEW

This stunning two bedroom ground floor apartment has been be refurbished and modernised by the present owner regardless of cost with over £25,000 of property improvements. Being upgraded with underfloor heating, newly installed kitchen with stone work surfaces, refitted luxury bathroom & en-suite, engineered wood flooring and plantation shutters the property requires internal inspection to fully appreciate the quality of the accommodation.

Benefiting from a long lease in excess of 100 years the property provides potential purchasers with; entrance hallway, open plan kitchen / lounge / dining area, principal bedroom with en-suite, second double bedroom, bathroom, patio area and an allocated parking space.

Viewing is by appointment only with Xact on 01676 534 411.





PROPERTY LOCATION

Philmont Court is a modern development on the edge of Coventry with local amenities and is walkable to the local train station with links to Birmingham/London. The area offers easy access to Coventry and Solihull which provide more comprehensive facilities with surrounding villages of Meriden, Berkswell and Balsall Common a short drive. The area is also within reach of the M42 to the Midlands motorway network.

Council Tax band: B

Tenure: Leasehold

- Two Bedroom Ground Floor Apartment
- Over £25,000 of Property Improvements
- Beautifully Presented Throughout
- Newly Fitted Kitchen, Bathroom & En-Suite
- Allocated Parking Space
- Underfloor Heating, Plantation Shutters & Engineered Wood Flooring
- 100 Year+ Lease





ENTRANCE HALLWAY

OPEN PLAN KITCHEN / LOUNGE / DINING AREA

LOUNGE / DINING AREA

16' 2" x 10' 9" (4.94m x 3.28m)

KITCHEN

9' 7" x 5' 10" (2.93m x 1.79m)

PRINCIPAL BEDROOM

10' 9" x 10' 5" (3.27m x 3.17m)

EN-SUITE

5' 7" x 5' 7" (1.70m x 1.70m)

BEDROOM TWO

9' 11" x 9' 9" (3.02m x 2.97m)

BATHROOM

6' 8" x 6' 2" (2.02m x 1.89m)

TOTAL SQUARE FOOTAGE

Total floor area - 57.4 sq.m. = 618 sq.ft. approx.

OUTSIDE THE PROPERTY

PATIO AREA

AN ALLOCATED PARKING SPACE



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all Plantation shutters, fitted wardrobes in one bedroom, all light fittings, electric underfloor heating, a communal bike shed & bin store, new stone worktops in the kitchen and engineered wood flooring. The washing machine and tumble dryer are also negotiable.

ADDITIONAL INFORMATION

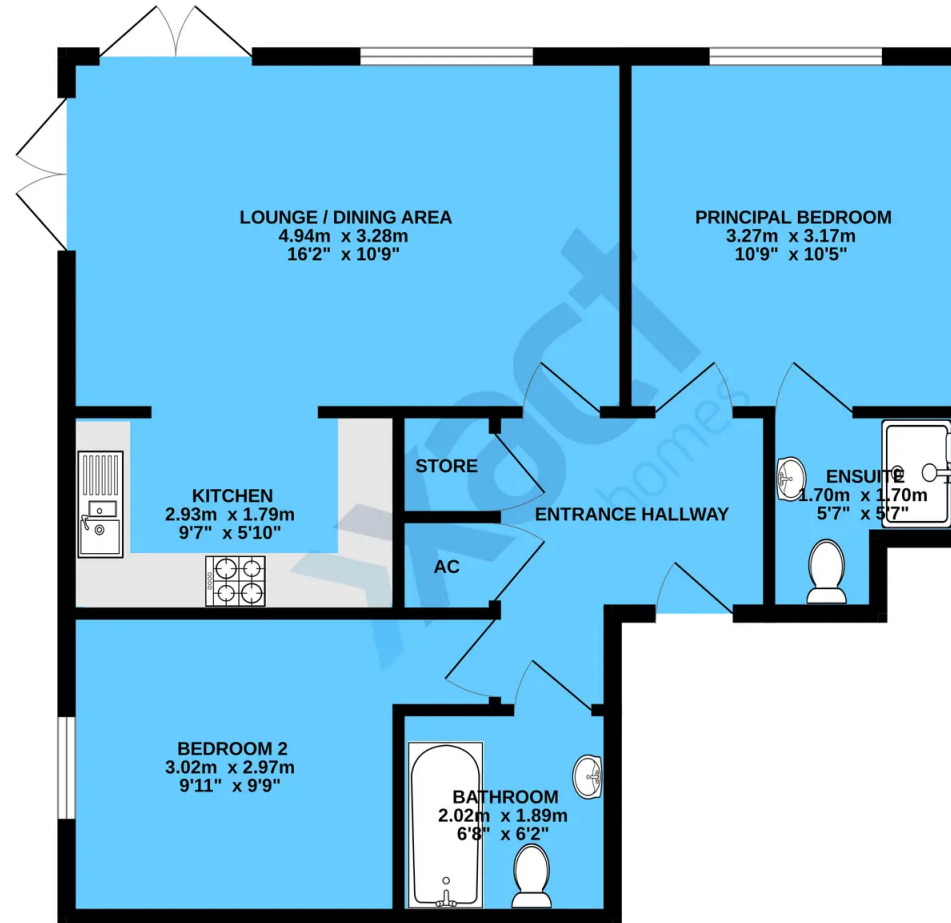
Services - electricity and mains sewers. Broadband - Vodafone. Ground Rent - £250 (pa). Service Charge - £1300 (pa).

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
57.4 sq.m. (618 sq.ft.) approx.



TOTAL FLOOR AREA: 57.4 sq.m. (618 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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