



Flat 30, Chandler Court, Davenport Road, Coventry, CV5 6PY

Asking Price £120,000



2nd Floor Retirement Apartment

Spacious Lounge

Fitted Bathroom

Two bedrooms

Fitted Kitchen

Newly installed Electric Heating

Long Lease - circa 123 Years

Lifts to all floors

Communal Facilities - Laundry Room, Lounge & Gardens

No Chain

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.

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Door to:

Hallway

Wall mounted electric Heater, doors to Bedroom One and Two, lounge, kitchen, bathroom, spacious cupboard, housing hot water tank.

Lounge

4.03m (13' 3") x 3.69m (12' 1")

Double glazed window to the front, wall mounted electric heater.

Kitchen

2.09m (6' 10") x 3.46m (11' 4")

Ample fitted wall and basin with work tops over, single drain stainless steel unit and mixer tap, double glazed window to the side, plumbing space for automatic washing machine, integrated fridge/freezer, built in electric oven and hob, extraction fan over.

Shower room

2.30m (7' 7") x 2.07m (6' 9")

Walk in shower cubicle and shower, vanity sink unit and a low level WC.

Bedroom One

3.68m (12' 1") x 2.97m (9' 9")

Double glazed window to the front, wall mounted electric heater, built in triple and single wardrobe.

Bedroom Two

1.81m (5' 11") x 2.45m (8' 0")

Double glazed window to the side, wall mounted electric heater.

Communal Rooms:

Residents lounge and a laundry room.

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)



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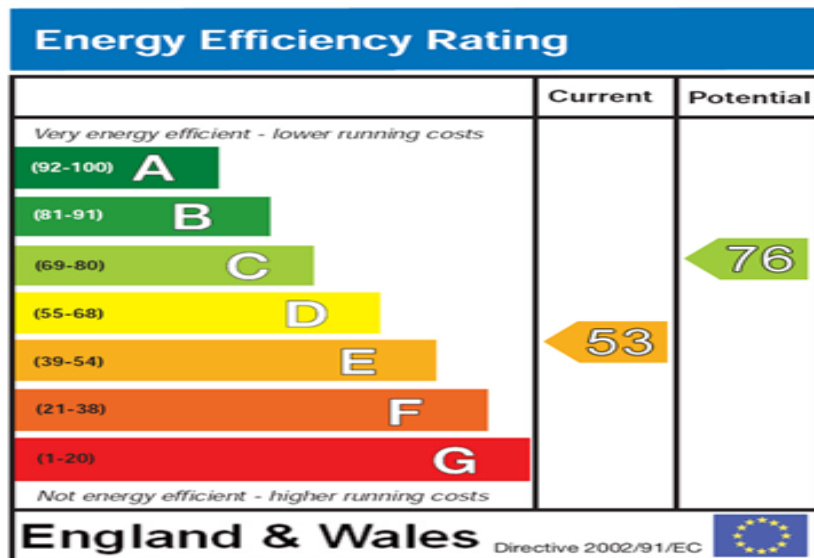
The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is 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 - LONG LEASE 123 YEARS APPROX REMAINING Service Charge approx. £208.00 per month. Covering - All communal maintenance, cleaning, gardens, communal lounge, communal laundry room, site manager covering day 4 days a week. 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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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.

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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