



Brentwood Gardens, Brentwood Avenue, Finham, Coventry CV3 6AS

Guide Price **£97,000 (Leasehold)**



Brentwood Gardens

Brentwood Avenue, Coventry

Cash offers only. This first floor retirement 2 bedrooomed MAISONETTE is situated at the best part of this attractive over 55's development and with lovely views at the rear over the gardens. The property is leasehold with approximately 66 years unexpired and a service charge of £144pcm.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- First floor maisonette for the over 55's age group
- Popular south Coventry location
- Two bedrooms and bathroom
- Kitchen and living room
- Delightful views over communal grounds at rear
- Leasehold with 66 yrs unexpired, nominal ground rent and a service charge of approx. £144pcm



LANDING

with double glazed side window, night storage heater, cloaks cupboard and airing cupboard.

LIVING ROOM

with a very pleasant bay window with attractive view over the rear gardens. Electric heater.

KITCHEN

with range of cupboards and double glazed window.

BEDROOM 1

A double room with night storage heater, double door wardrobe and double glazed window.

BEDROOM 2

with double glazed window and electric heater.

BATHROOM

with dated grey suite.

OUTSIDE

Communal grounds.

NOTES

We are informed that the property is held on a 99 year lease from 1990 at a nominal ground rent. We are also informed that the service charge is currently approximately £144 pcm.



Ground Floor



Total area: approx. 52.1 sq. metres (560.9 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

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