



## **Apartment 9 Robina Court 2, Clayton Road, Coundon, Coventry, CV6 1QE**

Asking Price £185,000



Modern Two Bedroom Second Floor Apartment

Popular residential area

Fitted Kitchen

Lounge/Diner with Balcony

Two Double Bedrooms

En-suite and Family Bathroom

Communal Gardens and Allocated Parking space

UPVC Double Glazing & Gas Centrally Heated

### **Entrance Hall**

With entry phone and storage cupboard.

### **Lounge/Diner**

3.27m (10' 9") x 5.71m (18' 9")

Open plan to the kitchen with laminate flooring and door leading out to the balcony. UPVC double glazed window to the side and front Bay, two central heating radiators.



### **Fitted Kitchen**

1.73m (5' 8") x 2.70m (8' 10")

Modern fitted kitchen with a range of wall & base units to include integrated oven, hob & extractor . washing machine & fridge/freezer. UPVC double glazed window to the side



### **Bedroom One**

3.49m (11' 5") x 2.96m (9' 9")

Double bedroom with Central heating radiator and double glazed window to the front



### **En-Suite**

Modern suite with shower cubicle, WC and hand wash basin.

### **Bedroom Two**

3.00m (9' 10") x 3.48m (11' 5")

Central heating radiator and double glazed window to the front



### **Gardens**

Spacious well kept communal gardens secured by a pedestrian gate to the side and electric gates for vehicle access to the front.

### **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 - LEASEHOLD**

TENURE - We understand from the vendor that the property is Leasehold - Lease Term - 108 Years remaining Lease Start Date - 13/08/2008 - 125 years from 1st January 2008 Lease End date - 01/01/2133 Ground Rent - £150.00 per annum Service Charge - £110.00 per month Full details to be confirmed

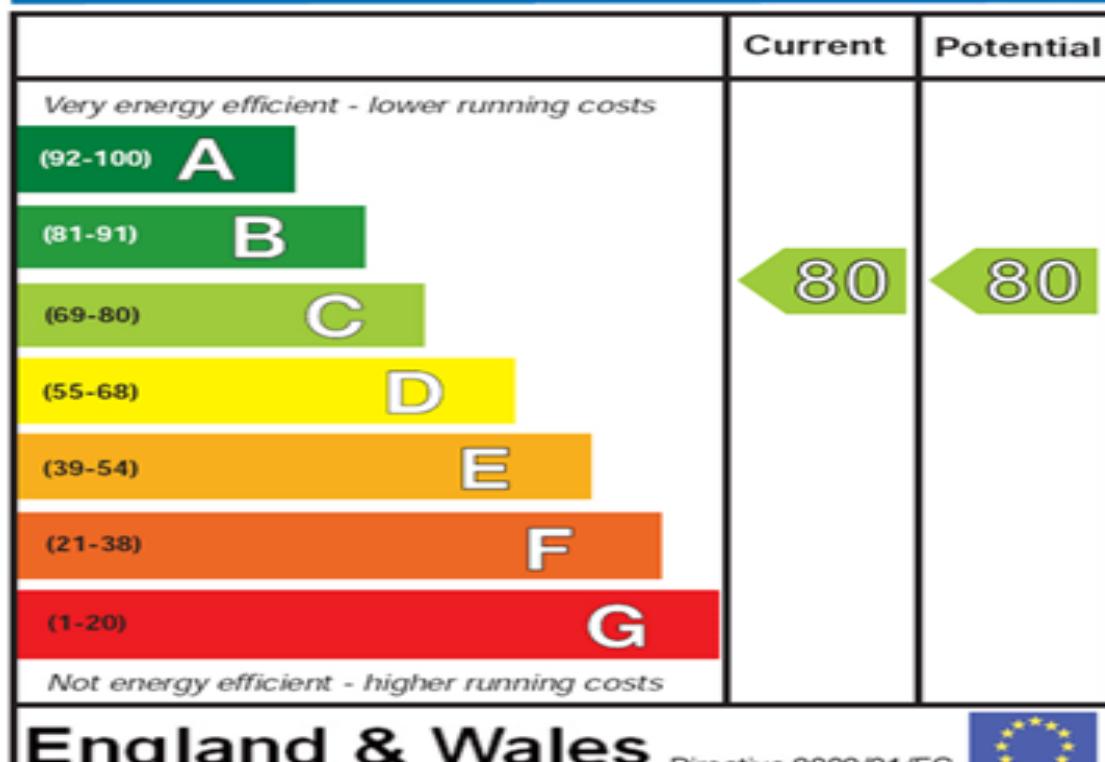


Apartment 9 Robina Court 2, Clayton Road, Coundon, Coventry, CV6 1QE

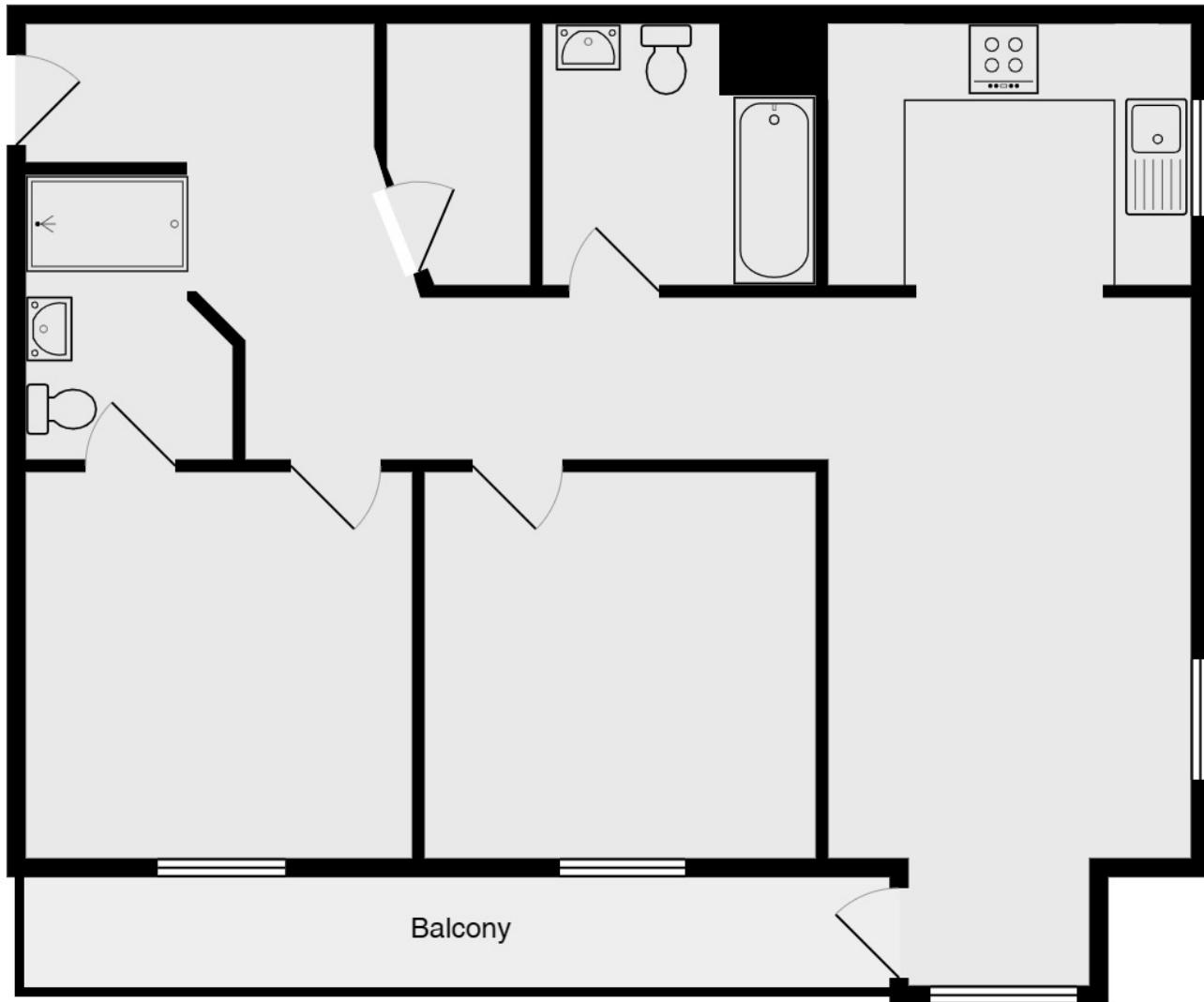




## Energy Efficiency Rating



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.

**AGENTS NOTES**

Please note that we have not carried out any testing on any services or installation of fixed appliances. Purchasers are always advised to have their own survey.

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