



136 Monticello Way, Coventry, CV4 9WA

Asking Price £140,000



First Floor One Bedroom Apartment

Fitted Kitchen

Spacious Lounge and Dining Area

Master Bedroom overlooking the Woodlands

Fitted Bathroom

Storage Cupboard off the Hallway with space for washing machine

Clean Communal Areas

One Allocated Parking space

Two Elevators

Council Tax Band - A

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

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Entrance to the Block

A secure door and an intercom which leads you into the lobby of the block where there're post boxes, communal stairs leading to the first floor apartment and access to two elevators.

Hallway

1.3m (4' 3") x 2.9m (9' 6")

Door leading into the hallway where there is a large storage cupboard which has space for a washing machine, consumer unit and a bench with shelving, doors to the Master Bedroom, Bathroom, a kitchen which just leads off to the through lounge diner.

Bathroom

2.5m (8' 2") x 1.5m (4' 11")

Low level WC, Hand wash basin with a mirror fronted storage cupboard attached to the wall, panelled bath with shower above, tiled flooring and partly tiled walls, Central heating radiator.

Master Bedroom

3.1m (10' 2") x 2.8m (9' 2")

UPVC Double glazed window to the front, Cupboard housing a combi boiler and a central heating radiator.

Kitchen

1.6m (5' 3") x 2.8m (9' 2")

Ample wall and base units with works tops over, electric oven, a four point electric hob with extractor above, large sink with mixer tap, space for fridge/freezer, tiled floor and tiled splashbacks.

Lounge & Dining area

4.4m (14' 5") x 3.9m (12' 10")

Two large UPVC Double glazed windows which overlooks the green, two central heating radiators, space for dining table and large sofa.



Communal Areas

A large car parking area which comes with one allocated parking space to the front. To the rear of the block there is a bus stop going in each direction on Banner Lane which backs onto the woodlands.

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 - Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Leasehold Expiry Date - 01/01/2135
Service Charge - £617.18 annually
Ground Rent £280.00 annually



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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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