

The Dovecotes,
Allesley Hall Drive,
Allesley,
Coventry,
CV5 9RD

119,950



- Larger than average first floor apartment
- Specifically for over 55s with 24 hour pull cord service
- L shaped lounge
- Refitted kitchen
- Two bedrooms
- Refurbished fully tiled shower room
- Landscaped communal gardens
- Communal car parking within the complex
- Leasehold

Ref: PRB12978

General Description

Situated on this sought after retirement complex to the west side of the city, here is a well appointed larger than average two bedroom first floor apartment. The property overlooks the courtyard and landscaped gardens, and is specifically for the over 55s with 24 hour pull cord service. We strongly recommend an internal inspection to fully appreciate this larger than the average apartment on this complex which also enjoys the views across the walled vegetable garden maintained by the Friends of Allesley Hall.

Accommodation

Accommodation comprises

Communal Entrance

With staircase to the first floor

Entrance door

To the

Entrance hall

Spacious lounge/ dining room (16' 07" x 13' 08") or (5.05m x 4.17m)

With sealed unit double glazed window overlooking the landscaped communal courtyard gardens.

Re fitted kitchen (9' 06" x 5' 10") or (2.90m x 1.78m)

With white gloss fronted matching base and wall cupboards incorporating split level four ring electric hob, and electric oven, Beko refrigerator and washing machine.

Bedroom 1 (9' 07" x 8' 0") or (2.92m x 2.44m)

Double fitted wardrobe.

Bedroom 2 (9' 07" x 5' 10") or (2.92m x 1.78m)

Currently used as a dining room.

Refurbished shower room (6' 08" x 5' 10") or (2.03m x 1.78m)

Fully tiled with corner shower cubicle.

Outside

Communal car parking in the grounds of The Dovecotes. Delightfully well laid out lawn and landscaped communal gardens overlooking the courtyard to the front and overlooking the walled vegetable garden managed by the friends of Allesley Hall.

Tenure

The property is Leasehold. We believe there are 96 years remaining on the lease. This must be checked with solicitors.

Ground rent: Â£100.00 per annum

Service charge: Â£145.51 per month and includes Building Insurance

Location

From the city proceed out via Spon End continuing into Allesley Old Road, left into Allesley Hall Drive continue to the far end, and The Dovecotes can be found on the right hand side with the apartment approached via the central courtyard entrance and recognised by the for sale poster immediately on your right hand side.

Services

We believe all mains services are connected to the property. Apart from gas.

Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the sale.

Special Note

We have not tested the equipment, appliances and services in this property.

Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

The measurements are supplied for guidance.

Surveys

Our Survey Department offers a full range of Surveys and Valuation Reports including the RICS Homebuyers Survey and Valuation Report. Please telephone our Survey Department on 02476 256616 for a free quotation.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

Services

EPC Rating:66

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.