

Chandler Court,
Davenport Road,
Earlsdon,
Coventry,
CV5 6PY

95,000



- Well appointed 2nd floor apartment
- Specifically for over 60s with 24 hour pull cord assistance
- Electric heating
- Double glazed
- 18ft Lounge/Dining room
- Fitted Kitchen
- 2 Bedrooms
- LEASEHOLD NO CHAIN

Ref: PRB12984

General Description

Situated in this sought after residential tree lined address behind Warwick Road, here is a well appointed second floor retirement apartment to the South of the city. The property is of a well planned two bedroom design surrounded by well laid out communal gardens, backing onto Top Green. The property is to be sold with No Chain, specifically for the over 60s with 24 hour emergency pull cord service and part time warden assistance with communal lounge and laundry room.

Accommodation

Accommodation comprises

Communal entrance

With lift to the second floor

Entrance door

To the

L shaped entrance hall

Doors leading off to all rooms, internal intercom system, emergency 24 hour pull cord system.

Full width lounge/dining room (18' 03" x 9' 06") or (5.56m x 2.90m)

Two sealed unit double glazed windows overlooking the communal gardens.

Fitted Kitchen (9' 0" x 7' 03") or (2.74m x 2.21m)

Incorporating Leisure four ring electric cooker, Indeset washing machine, Zanussi dishwasher, Eco fridge-freezer.

Bedroom 1 (15' 04" x 9' 03") or (4.67m x 2.82m)

Double built-in wardrobe.

Bedroom 2 (9' 03" x 6' 03") or (2.82m x 1.91m)

Bathroom (7' 02" x 5' 06") or (2.18m x 1.68m)

With three piece pink suite.

Communal Lounge with Kitchen preparation room

Laundry room.

Outside

Ample communal car parking to the front and rear of the complex. Well laid out mature lawned communal gardens with established trees giving a wealth of privacy with paved seating area.

Location

From the city proceed out via Warwick Road at the traffic lights turn right into Spencer Road, left into Davenport Road and Chandler Court will be found on the left hand side recognised by the for sale board.

Tenure

The property is Leasehold. We understand there are 69 years remaining on the lease. (This must be checked with solicitors).

Ground Rent and service charge Â£182.00 pcm (This must be check with solicitors).

Services

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

Fixture & 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.

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.

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.

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:76

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.