



Photography by

Coopers

**11 Duckham Court,
Coundon, Coventry**



11 Duckham Court

Coundon, Coventry, CV6 1PZ

Within a very popular modern development on the Western side of Coventry close to Barkers Butts Lane. A purpose built first floor apartment in good order throughout.



Well presented modern apartment with gas central heating and double glazing, for sale with early possession available. Hallway, living room, fitted kitchen with appliances, two good sized bedrooms and bathroom with shower. Communal gardens and allocated parking space. We have been advised that the lease has 111 years left unexpired, with a service charge of £1365.84 per annum and ground rent of £150.00 per annum but this should be verified via your solicitor.

- First floor apartment
- Two good sized bedrooms and bathroom
- Kitchen with integrated appliances
- Long lease - we are informed it has 111 years unexpired
- Ground rent and service charge currently £1515.84 per annum, but this should be verified through solicitor
- Allocated parking space

£134,950



Lounge



Lounge



Lounge



Kitchen



Kitchen



Photography by
Coopers Estate Agents

Bedroom One



Photography by
Coopers Estate Agents

Bedroom Two



Photography by
Coopers Estate Agents

Bathroom



Photography by
Coopers Estate Agents

Bedroom One

Tenure

We are verbally told that this property is Leasehold. This will be checked through Solicitors.

Fittings & Fixtures

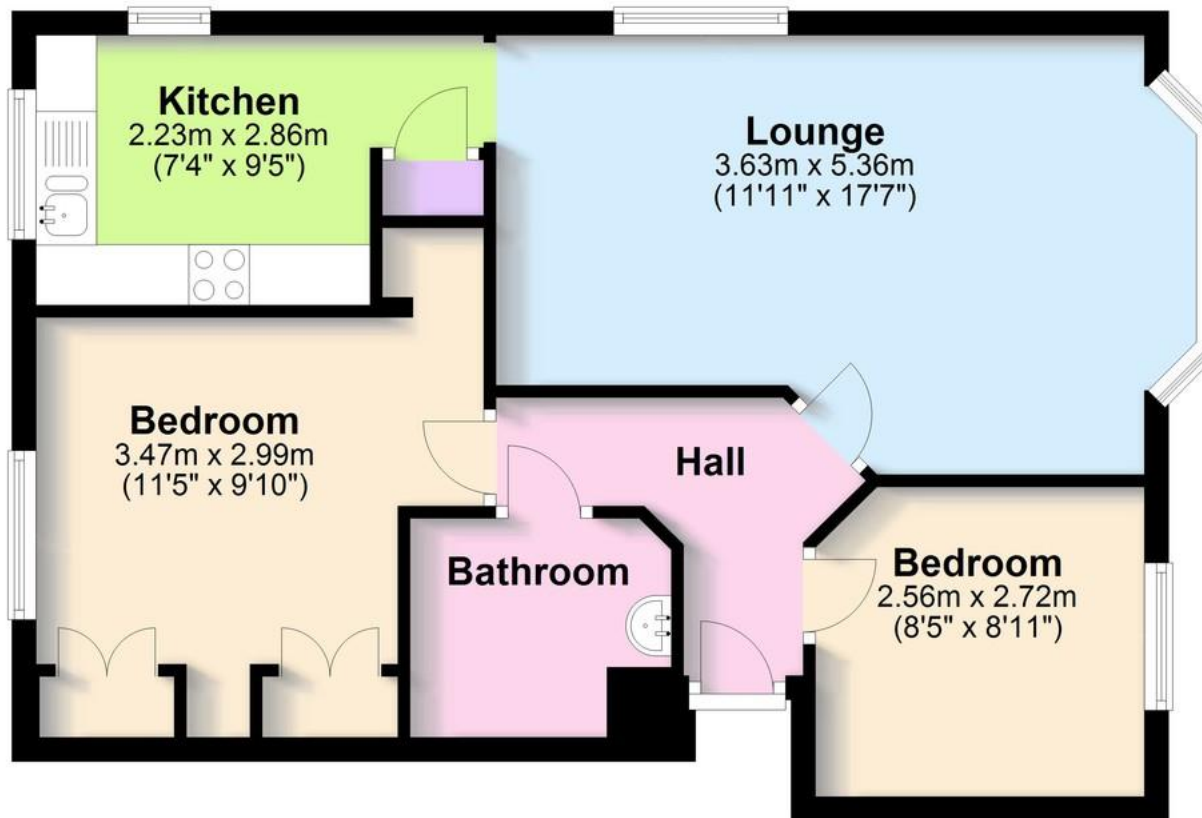
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

Council tax

According to valuation Office Website enquiries this property is in Band B

Awaiting EPC graph

Ground Floor



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.

22 New Union Street, Coventry, CV1 2HN

024 7655 2841

www.coopersestateagents.com

sales@coopersestateagents.com

rightmove 
Zoopla

Coopers