



11 Bowls Court, Chapelfields, Coventry, CV5 8PG

Asking Price £105,000



One Bedroom Second Floor Apartment

Double Glazed * Storage Heating

Lounge

Fitted Kitchen

Fitted Bathroom

Communal Garden

Allocated Parking Bay and visitors parking spaces

VACANT POSSESSION

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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Accommodation Comprising

Communal Door and Security to:

Communal Hall

Communal Hall and Stairs to Second Floor. Door into:

Hall

Doors to Kitchen, Bathroom, Lounge and Bedroom. Storage heater. Two cupboards for Airing and Storage. Cloaks area. Intercom phone.

Bedroom 1

4.15m (13' 7") approx x 3.05m (10' 0") approx
Double glazed window to the rear. Storage heater.

Lounge

4.19m (13' 9") approx x 3.39m (11' 1") approx
Two double glazed windows to the front. Two storage heaters.

Bathroom

Coloured suite comprising of panelled bath with shower over. Low level wc and pedestal wash hand basin. Tiled walls and floor. Double glazed window to the side. Wall mounted electric heater. Shaver point/light.

Kitchen

3.25m (10' 8") approx x 1.60m (5' 3") approx
Fitted with wall and base units with work surfaces over. Electric cooker point. Single drainer stainless steel sink unit. Plumbing and space for automatic washing machine. Space for fridge. Part tiled walls.

Exterior

Garden

Communal garden area.

Parking

One designated Parking Bay and additional visitors parking spaces



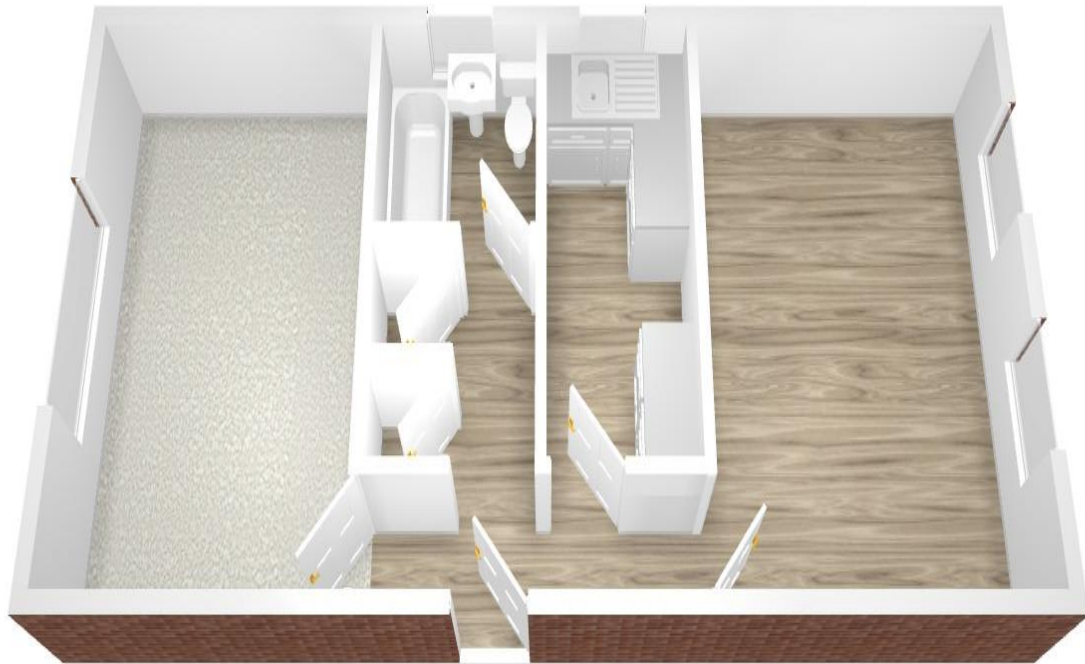
AGENTS NOTES

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 - the current service charge we are advised by the vendor, is £1,411.08 and The ground rent is £69.78 p/a . The length of the lease is 125 years from 30/11/1990 end date 30/11/2115 with 91 years remaining. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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 test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.