



 **2**
Bedrooms

 **1**
Bathroom



****LEASEHOLD AND NO ONWARDS CHAIN**** A well-presented two-bedroom first floor maisonette with parking and private garden, located close to many local amenities, Park hill Primary school, A45 and Coventry City Centre. Comprising of lounge/diner, modern fitted kitchen with oven, gas hob, two double bedrooms, part panelled family bathroom with a shower over the bath. Other features include off road parking double glazing, gas central heating and a low maintenance private garden. NO ONWARDS CHAIN. ENERGY RATING G

Tenure: Leasehold.

Current lease length – 45 Years remaining.

Service charge – None.

Ground Rent - £136.00 Per annum

For sale with current lease is suitable for cash buyers only at £105,000.
Should you require a lease extension back to 99 years the sale price is £140,000

Note: 360 virtual viewing not available. Currently rented on a AST periodic contract paying £520pcm.

Measurements in meters. Length X Width.

Kitchen – 3.18m X 2.15m

Lounge – 5.17m X 3.70m

Bedroom 1 (front double) – 4.55m X 3.01m

Bedroom 2 (front double) 3.64m X 2.84m Max

Bathroom – 1.67m X 1.78m

Services - All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

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: Any 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: SUTTONS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: SUTTONS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

