



£105,000

Anderton Road, Aldermans Green, Coventry, CV6 6JQ

Apartment | 1 Bedroom | 1 Bathroom

Benburys
SALES AND LETTINGS

0247 6661 553

www.benburys.co.uk



Step Inside

Key Features

- ONE BEDROOM APARTMENT
- MODERN KITCHEN WITH APPLIANCES
- BATHROOM WITH SHOWER OVER BATH
- ALLOCATED PARKING
- CLOSE TO MOTORWAY NETWORKS
- EPC RATING C
- COUNCIL TAX BAND A

Property Description

****IDEAL INVESTMENT PROPERTY WITH TENANT IN SITU**** Benburys are pleased to present this lovely one bedroom first floor apartment in the popular area of Aldermans Green. The property briefly comprises of lounge, modern kitchen with built in oven/hob and extractor hood and washing machine, bathroom with shower over the bath. Double bedroom with built in wardrobes. Parking and close to motorway networks. Service charge £900 PA. 971 years remaining on the lease

Main Particulars

DESCRIPTION ****IDEAL INVESTMENT PROPERTY WITH TENANT IN SITU**** Benburys are pleased to present this lovely one bedroom first floor apartment in the popular area of Aldermans Green. The property briefly comprises of lounge, modern kitchen with built in oven/hob and extractor hood and washing machine, bathroom with shower over the bath. Double bedroom with built in wardrobes. Allocated parking and close to motorway networks. Service charge £900 PA. 971 years remaining on the lease

LOUNGE 14' 4" x 11' 6" (4.39m x 3.51m) This light and airy lounge is the perfect place to relax, having a clean modern feel, grey laminate flooring and newly fitted electric panel heater, two built in storage cupboards, one which houses the hot water tank and double glazed window overlooking the rear aspect of the property completes this fantastic room.

KITCHEN 10' 11" x 5' 10" (3.35m x 1.78m) Fitted with range of matching high gloss wall and base units including cupboards, drawers, built in electric hob and electric oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with additional space for upright fridge freezer along with plumbing for washing machine integrated tumble dryer, finished with modern grey laminate flooring, double glazed window to the side aspect of the property completes this fantastic room.

BATHROOM 7' 1" x 4' 11" (2.16m x 1.52m) Fitted with a modern white suite which features a panel bath with electric shower unit over and glass screen, level W.C and vanity wash hand basin, fully tiled bathroom and laminate flooring

BEDROOM 10' 5" x 9' 6" (3.20m x 2.90m) This good size double room enjoys built in wardrobes, electric panel heater carpeted flooring and double glazed window overlooking the rear aspect of the property.

AGENTS NOTES 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.

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

VIEWINGS We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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