

Albany Court, Brunswick Road, Earlsdon

2 Bedroom Flat

£95,000



FOR SALE

archer bassett
LETTINGS AND SALES







* NO ONWARD CHAIN *This first floor, two double bedroom flat is within walking distance to Coventry City Centre, Earlsdon High Street and Coventry Train Station and has double glazing and electric heating throughout. From the internal porch there is spacious lounge with a modern fitted kitchen just off that comes with a range of fitted wall & base units and an integrated electric oven & hob and the fully tiled bathroom has a white suite, with a bath that has an electric shower over. Other features include a balcony off the main bedroom, communal gardens and off road parking.

Lounge / Diner
3.31m x 5.16m (10'10" x 16'11")
Spacious lounge / diner accessed via the internal entrance porch.

Fitted Kitchen
2.93m x 3.14m (9'7" x 10'3")
Spacious kitchen with a range of modern fitted white units & integrated oven & hob.

Bathroom
1.94m x 1.66m (6'4" x 5'5")
Fully tiled bathroom with a white suite to include bath with shower over.

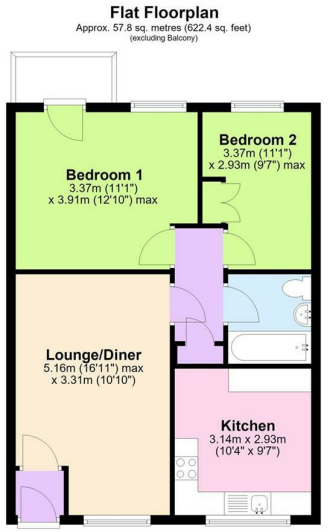
Bedroom One
2.93m x 3.37 max (9'7" x 11'0" max)
Double bedroom with fitted wardrobes.

Bedroom Two
3.41m x 3.31m (11'2" x 10'10")
Specious double bedroom with door off to a small enclosed balcony.

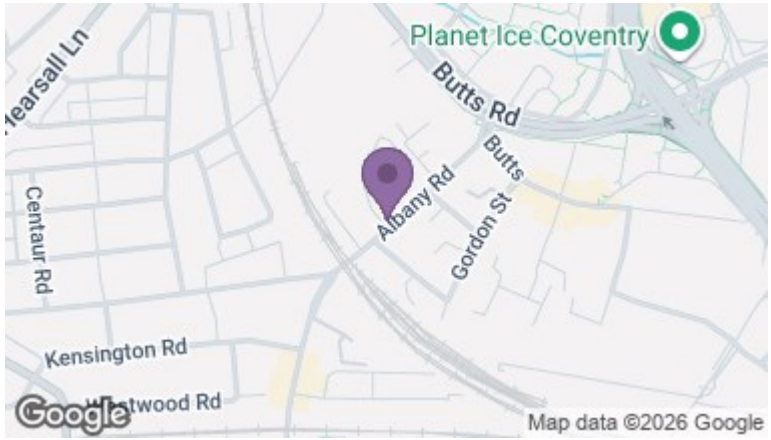
Tenure (Leasehold)
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

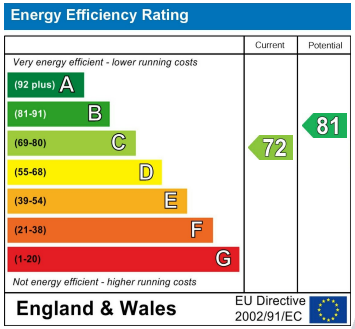
Viewing Arrangements
Viewings are strictly by appointment only via Archer Bassett.

Agent Notes.
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



Total area: approx. 57.8 sq. metres (622.4 sq. feet)





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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser.
Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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