TAILOR MADE

SALES & LETTINGS



Allesley Hall Drive

Allesley, Coventry, CV5 9RD

Asking Price £155,000

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Tailor Made Sales and Lettings are thrilled to bring to market this exceptional and immaculate first floor, two bedroom apartment, situated within the highly coveted 'Dovecotes' development, on Allesley Hall Drive, in the heart of Allesley Park.

The development has a lovely community feel with stunning, well maintained communal grounds, kept on point with weekly gardener visits, all maintenance taken care of and hassle free living on offer.

The property has a great position within the complex, overlooking the courtyard to the front and spinney to the rear. There is a secure communal entrance, providing peace of mind, well kept communal hallway which is cleaned twice a week, leading to your own private front door.
The immaculate apartment comprises an entrance hallway with spacious storage cupboard, separate airing cupboard housing an upgraded hot water cylinder with pressure unit for the power shower. There is a well decorated, spacious lounge, overlooking the courtyard, modern fully fitted kitchen overlooking the spinney and two well proportioned bedrooms, the master overlooking the spinney with array of well fitted wardrobes. The front bedroom has a very pleasant view over the central courtyard.

The main bathroom is modern, fully tiled, comprising a white suite including a bath with power shower, glass screen, wash hand basin with handy vanity cupboard, radiator and double glazed window.

There is a monthly maintenance charge of £199.86 associated with the apartment which offers a number of benefits including; water for the apartment, weekly garden maintenance, building maintenance, building insurance, window cleaning every 6 weeks, communal hallway cleaning twice weekly, communal lighting and gritting of the grounds in adverse weather.

Property Summary

Entrance Hallway
Doors off to all principle rooms, storage cupboard and intercom entrance.

Lounge / diner
Double glazed window to rhe rear elevation, radiator and door into the kitchen.

Kitchen
A lovely modern, refitted kitchen, comprising a range of wall and base units, laminate counter tops, sink drainer, fitted fridge freezer, dishwasher, four ring electric hob, extractor hood, microwave and double glazed window to the front.

Bedroom One
Double glazed window to the rear, radiator, built in wardrobes and bedside tables.

Bedroom Two
Double glazed window to the front elevation, radiator.

Shower Room
Stylish wall paneling, shower enclosure, vanity unit with WC, wash hand basin, storage, radiator and double glazed window.

How to Make an Offer
We will require the following information before we can advise our clients to accept or reject your offer:

• Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
• Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
• Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter

• Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
• Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.

Agents Note

The lease is for a team of 125 years issued on 09/05/1991 to 08/05/2116

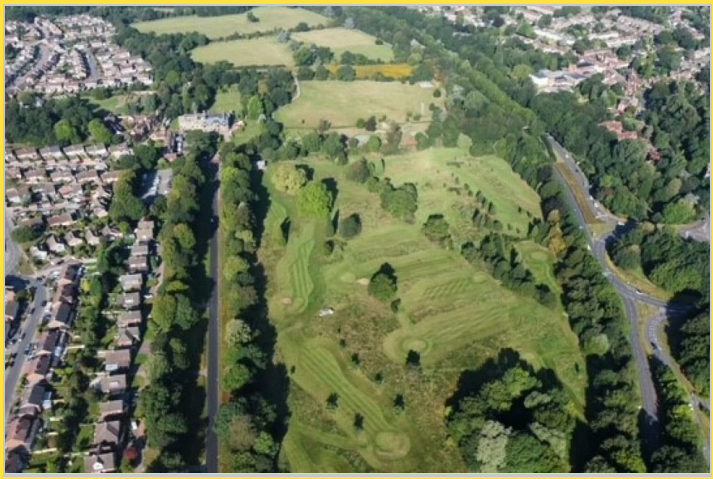
The ground rent is £100 per annum. The service charge is £224.35 per month and includes :

Gardening every week
Maintenance of the building
Building insurance
Windows cleaning every 6 weeks
Communal cleaning twice per week
Communal lighting
Water for the apartment
Gritting in bad weather









Road Map



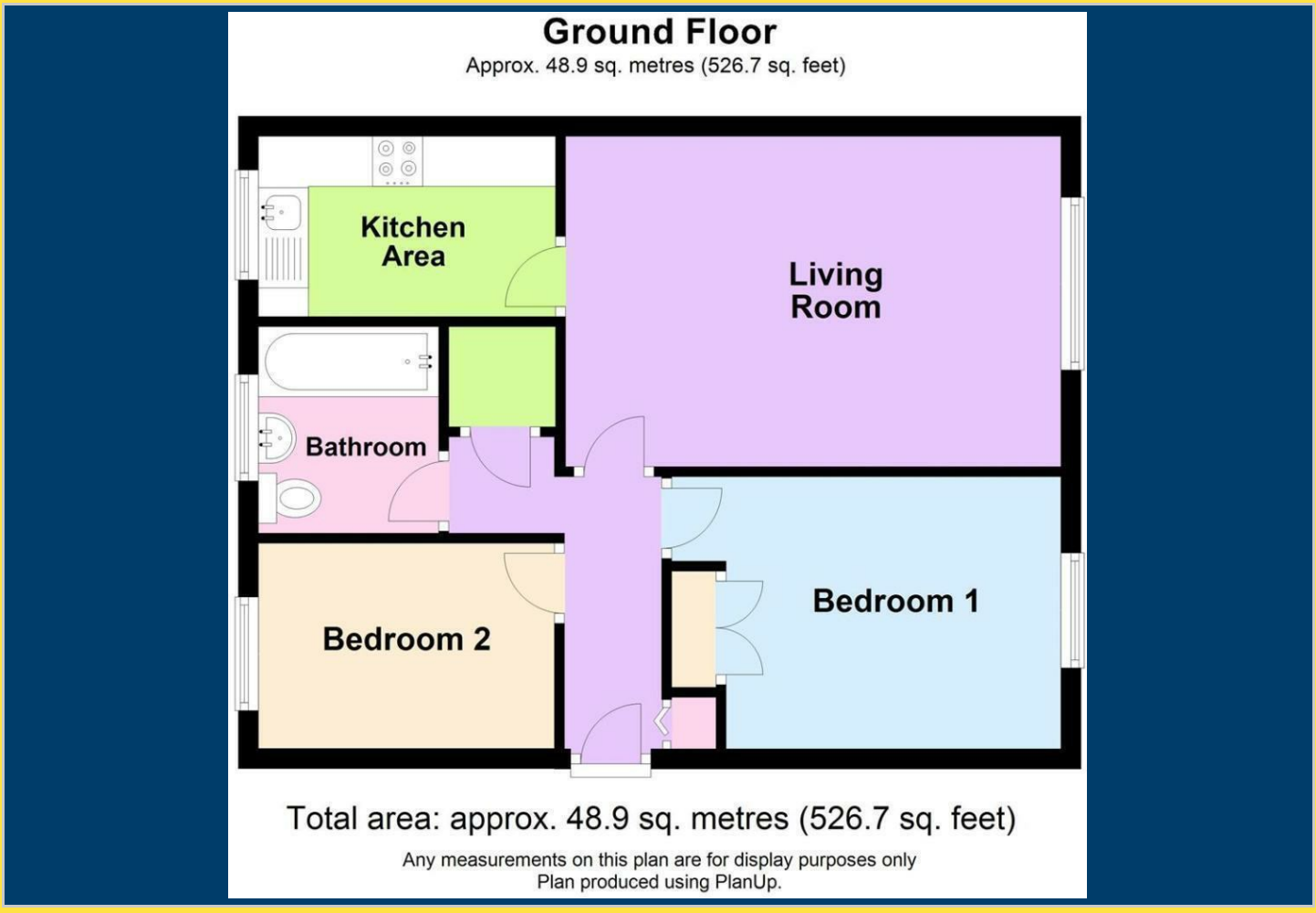
Hybrid Map



Terrain Map



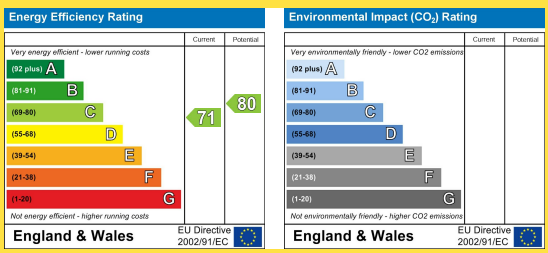
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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