



ROBIN JONES
ESTATE AGENTS



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31 William McCool Close, Binley, Coventry, West Midlands. CV3 2LY

This deceptively spacious two bedroomed duplex flat is arranged over two floors and represents ideal first time buy or investment opportunity. There is gas central heating and uPVC double glazing and has been well maintained warranting internal inspection to be fully appreciated. The property incorporates entrance hall, lounge with balcony and staircase to the first floor, dining kitchen, first floor landing, two good sized bedrooms, shower room and separate WC. There is communal car parking and a lawned communal gardens enjoying a pleasant position along Bredon Avenue. The property is well served by all local amenities with local shops, schools and bus services all close by.



£107,500 Leasehold

PROPERTY DESCRIPTION

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FEATURES

- Spacious two bedroomed duplex flat
- Well planned first time buy or investment opportunity
- Gas central heating and uPVC double glazing
- Lounge with balcony and dining kitchen
- Open plan dining kitchen
- Two double bedrooms
- Shower Room and separate WC
- Communal car parking and gardens



ROOM DESCRIPTIONS

Communal Entrance

With communal staircase up the second floor.

Entrance Hall

2.86m x 1.02m (9' 5" x 3' 4")

With intercom system, two built in cupboards and door to:

Lounge

3.40m x 5.18m (11' 2" x 17' 0")

With staircase to the first floor, full width uPVC double glazed patio doors to the enclosed balcony and door to:

Dining Kitchen

3.99m x 3.53m (13' 1" x 11' 7")

First Floor Landing

With doors to:

Bedroom One

3.41m x 3.95m (11' 2" x 13' 0")

With cupboard housing the wall mounted Vailant gas fired central heating boiler.

Bedroom Two

3.55m x 2.70m (11' 8" x 8' 10")

With storage cupboard.

Shower Room

2.22m x 1.28m (7' 3" x 4' 2")

With enclosed shower cubicle with chrome shower unit with sliding screen and pedestal wash hand basin.

Separate WC

With low level suite.

Outside

There is communal car parking and communal gardens.

Tenure

We have been advised by the vendors that there are 90 years unexpired on the lease (124 year lease from 24/04/1989), there is an annual service charge of c. £65 per month including buildings insurance and a ground rent charge of £10 per annum.

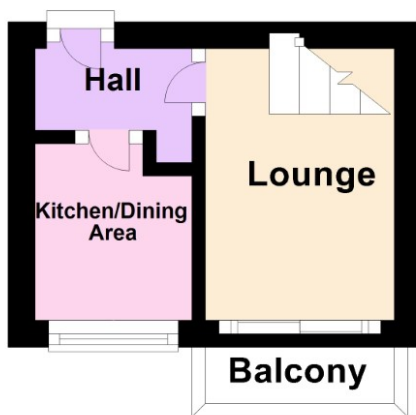
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FLOORPLAN & EPC

Ground Floor

Approx. 5.3 sq. metres (57.5 sq. feet)




First Floor

Approx. 4.8 sq. metres (52.1 sq. feet)



Total area: approx. 10.2 sq. metres (109.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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