ROBINJONES
ESTATE AGENTS

199B Albany Road, Earlsdon, Coventry, West Midlands. CV5 6NF

Situated within a few walking paces of the excellent Earlsdon Shopping Parade, bars and restaurants, this well appointed two bedroomed top floor apartment is in the heart of Earlsdon. Representing ideal first time buy or investment accommodation to be sold with no chain. Newly carpeted and decorated the apartment is ready to move into. The property is of well planned two bedroomed design comprising entrance hall, lounge and master bedroom overlooking Albany Road, kitchen with hob and oven, second bedroom and bathroom with shower. There is communal car parking to the rear and the property is well served for all local amenities within Earlsdon as well as being within easy walking distance of the city centre.

Offers in Region of £130,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Two bedroomed second floor apartment
- Situated in the heart of Earlsdon
- Electric heating and uPVC double glazing
- Lounge and kitchen with hob and oven
- Two double bedrooms
- Bathroom with shower
- Communal car parking
- Viewing recommended

ROOM DESCRIPTIONS

Communal Entrance Door

From Albany Road with staircase to the second floor.

Entrance Hall

5.4m x 0.8m (17' 9" x 2' 7")
With internal intercom system and access into the loft space.

Lounge

2.9m x 4.6m (9' 6" x 15' 1")
With uPVC double glazed window overlooking Albany Road.

Kitchen

1.8m x 3.7m (5' 11" x 12' 2")
With uPVC double glazed door leading to the fire exit to the car park.

Bedroom One

3.5m x 3.3m (11' 6" x 10' 10")

Bedroom Two

2.4m x 3.7m (7' 10" x 12' 2")

Bathroom

1.4m x 2.7m (4' 7" x 8' 10")
With built in airing cupboard with shelving.

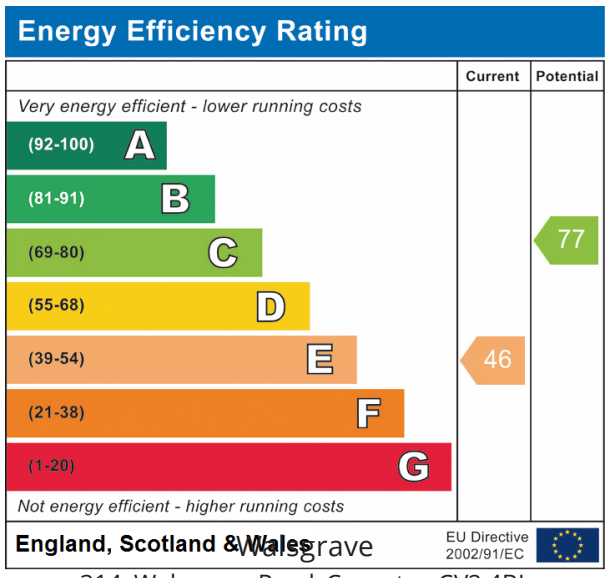
Outside

There is excellent access from Broadway to the rear of the complex to the rear pebble stoned car parking bay.

Tenure

We have been advised by the owner that the current lease has an unexpired term of 145 years and there is a ground rent of £150 per annum and a service charge of £60 per month (to be confirmed).

EPC



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