



ROBIN JONES
ESTATE AGENTS

22 Braemar Close, Norton Hill, Coventry, West Midlands. CV2 3BE

Situated in a pleasant cul-de-sac setting surrounded by lawned communal gardens with woodland beyond, this well presented two bedroomed first floor flat must be viewed internally to be fully appreciated and is to be sold with no upward chain. Enjoying the advantage of a long unexpired lease term of 129 years therefore representing an ideal investment opportunity. There is electric radiator heating and uPVC double glazing and the property has been redecorated throughout incorporating a refitted kitchen with split hob and oven and integrated dishwasher, there is a balcony overlooking the communal gardens, attractive lounge, two bedrooms and refurbished fully tiled shower room. There is communal parking and on street parking within the cul-de-sac. Being well served within easy walking distance of University Hospital, local schools and bus services as well as being within a few minutes drive of the M6/M69 motorway network.



£125,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- To be sold with no upward chain
- Attractively presented two bedroomed first floor flat
- Unexpired lease term of 129 years
- Electric radiator heating and uPVC double glazing
- Ideal first time buy or investment opportunity
- Refitted kitchen with hob, oven and dishwasher with balcony
- Two bedrooms and refurbished shower room
- Communal parking and gardens
- Viewing highly recommended



ROOM DESCRIPTIONS

Communal Entrance

With staircase to the first floor.

Refitted Kitchen

3.13m x 3.37m (10' 3" x 11' 1")

uPVC patterned double glazed entrance door leads to the kitchen with a range of matching base and wall cupboards finished in white with chrome handles and worktops over, four ring ceramic hob with extractor hood above and oven beneath, space for fridge freezer, space for washing machine, integrated dishwasher and uPVC patterned double glazed door leading to:

Balcony

Overlooking the communal gardens with woodland beyond.

Attractive Lounge

3.47m x 4.36m (11' 5" x 14' 4")

Bedroom One

3.45m x 2.80m (11' 4" x 9' 2")

Bedroom Two

3.07m x 1.92m (10' 1" x 6' 4")

Refurbished Fully Tiled Shower Room

2.15m x 1.74m (7' 1" x 5' 9")

With semi circular shower cubicle with Mira shower unit with sliding double doors, wash hand basin set into a vanity unit, adjoining storage unit and low level WC.

Outside

There is communal car parking and lawned communal gardens.

Tenure

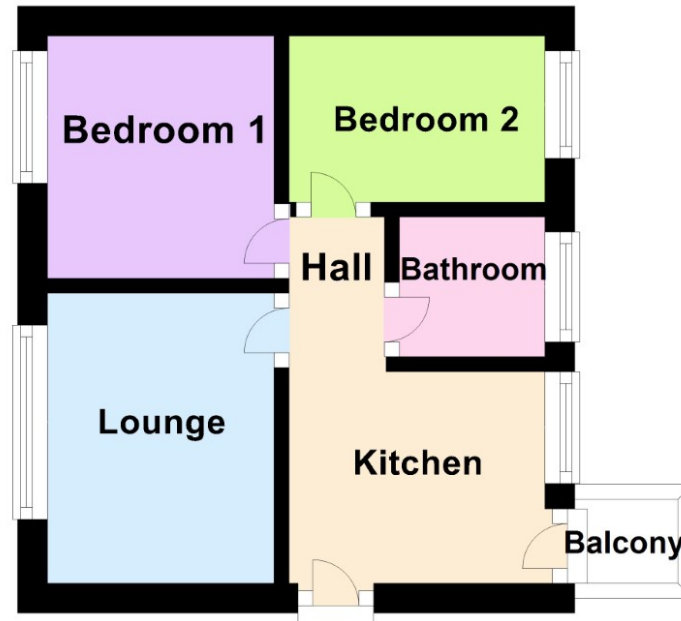
We have been advised by the vendor that the term of the lease is 189 years from 25/12/1962 (129 years remaining), the current service charge is £50 per month.

Agents Note


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Ground Floor

Approx. 12.3 sq. metres (132.0 sq. feet)



Total area: approx. 12.3 sq. metres (132.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	43	
(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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