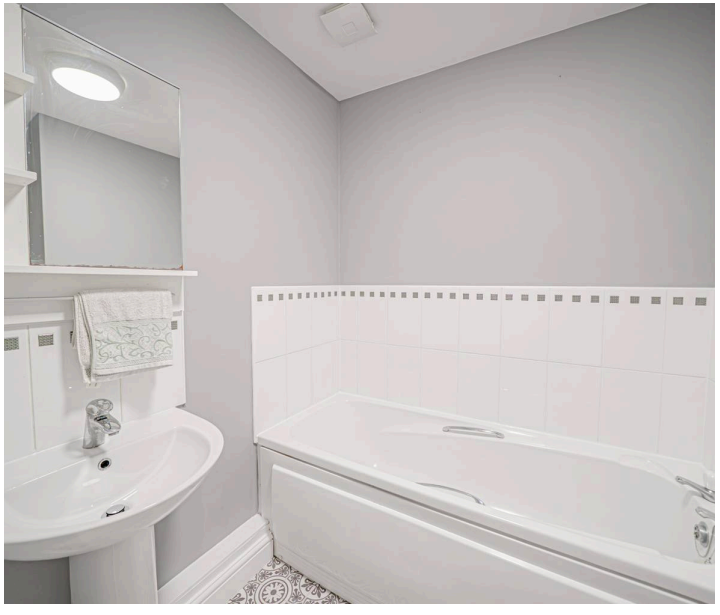
Philmont Court, Coventry

£159,950

xact HOMES



PROPERTY OVERVIEW

This well-presented two bedroom ground floor apartment is an ideal property for either a first-time buyer or an investor, with an estimated rental income of £895 pcm.

Being available to purchase with no onward chain, the property features an entrance hallway, a spacious lounge with French doors, and a kitchen which has a built-in electric hob & oven. There are two double bedrooms, with the principal bedroom having en-suite facilities, in addition to the part-tiled bathroom with bath and mixer shower.

Access to the property is via a secure entry phone system and there is allocated parking for one vehicle.

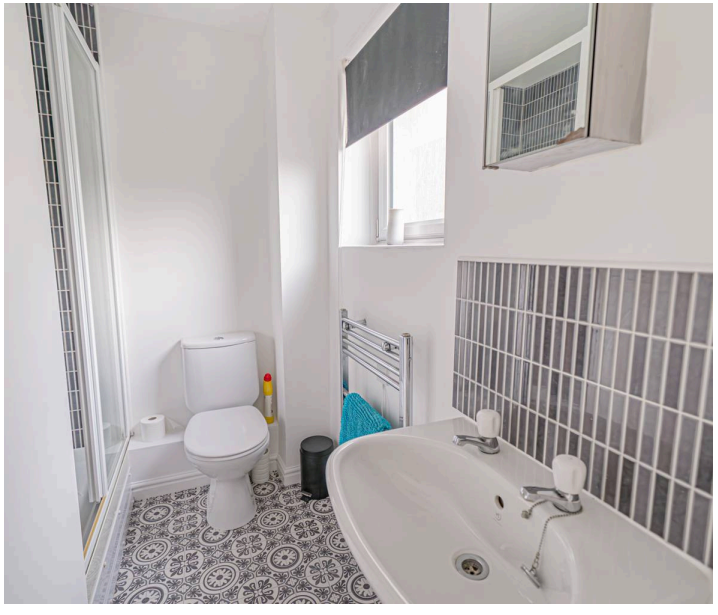
Viewing is by prior appointment with Xact on 01676 534 411.

PROPERTY LOCATION

Philmont Court is a modern development on the edge of Coventry with local amenities and is walkable to the local train station with links to Birmingham/London. The area offers easy access to Coventry and Solihull which provide more comprehensive facilities with surrounding villages of Meriden, Berkswell and Balsall Common a short drive. The area is also within reach of the M42 to the Midlands motorway network.

Council Tax band: B

Tenure: Leasehold



- Ground Floor Apartment
- Two Bedrooms
- No Onward Chain
- En-Suite Principal Bedroom
- Potential Rental Income Of £895 PCM
- Allocated Parking Space
- Over 100 Years Remaining on the Lease

ENTRANCE HALLWAY
9' 6" x 7' 7" (2.89m x 2.30m)

LOUNGE
14' 8" x 10' 11" (4.48m x 3.33m)

KITCHEN
9' 6" x 5' 10" (2.89m x 1.79m)

PRINCIPAL BEDROOM
10' 7" x 9' 4" (3.22m x 2.84m)

ENSUITE
6' 9" x 5' 6" (2.07m x 1.68m)

BEDROOM TWO
9' 5" x 9' 5" (2.88m x 2.86m)

BATHROOM
5' 7" x 5' 3" (1.69m x 1.60m)

TOTAL SQUARE FOOTAGE
55.0 sq.m (596 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING SPACE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, all curtains and some light fittings.

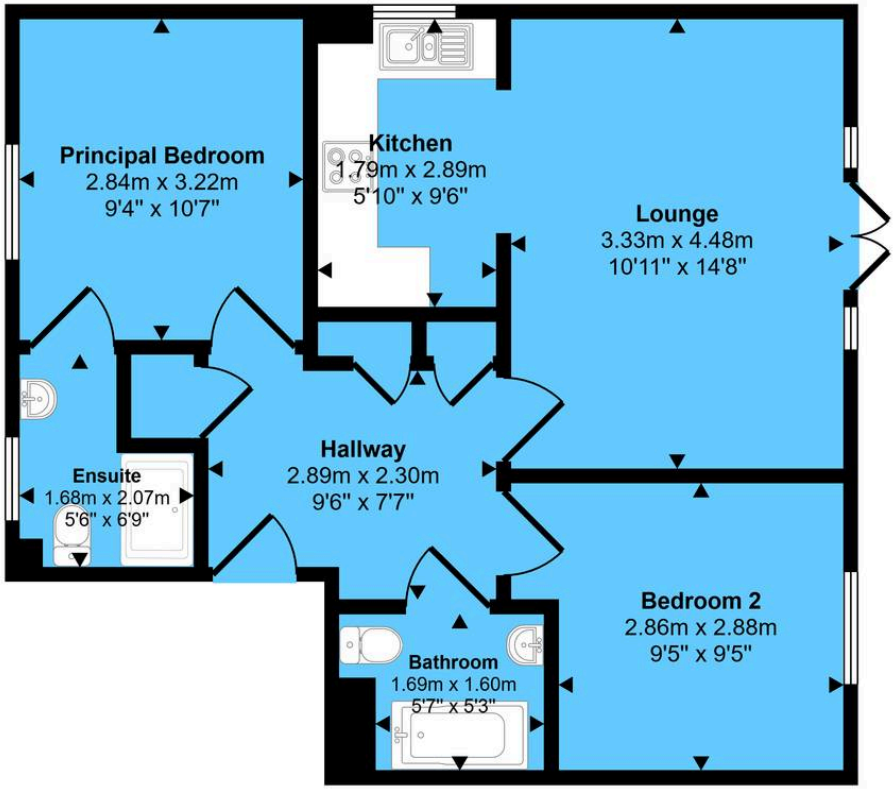
ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity. Service charge - £1,706.48 pa. Ground rent - £250.00 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area
55 sq m / 596 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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