



2 Ilford Court, Binley Woods, Coventry, CV3 2JN

Asking Price £155,000



Two Bedroom Ground Floor Apartment
Village Location with Allotments within Close Proximity
Through Lounge Diner with French Doors Leading to Patio
Re-Fitted Kitchen
Two Good Size Bedrooms with Built In Wardrobes
Fitted Bathroom
Garage
Well Maintained Communal Gardens
Communal Parking
Electric Heating & Double Glazing

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

Secure door to the block of apartments and a door leading to the entrance of the apartment.

Hallway

Built in storage cupboard, door to the through lounge diner & bathroom:

Bathroom

1.6m (5' 3") x 2.3m (7' 7")

Low level WC, hand wash basin, panelled bath with electric shower & shower curtain over, Partly tiled walls, double glazed window to the front.

Through Lounge Diner

5.3m (17' 5") x 3.6m (11' 10")

Electric heater, Double glazed French doors onto the patio & Double glazed windows facing the patio, doors to both bedrooms & kitchen:

Re-Fitted Kitchen

2.3m (7' 7") x 3.0m (9' 10") (max)

Ample wall and base units with work tops over, sink unit with mixer tap, space for cooker, space for washing machine & dryer, space for fridge/freezer, tiled splashbacks & a double glazed window overlooking gardens.

Bedroom One

3.4m (11' 2") x 3.2m (10' 6")

Built in double wardrobes, electric heater & a Double glazed window to the side.

Bedroom Two

3.4m (11' 2") x 2.2m (7' 3")

Built in double wardrobes, electric heater & a Double glazed window to the side.

Garage

Up & Over Door.

Outside

Patio area for outdoor seating, Communal laid to lawn area with mature trees & shrubs, pedestrian access to the side & through the rear block door, communal parking to the Front with a disabled parking spot.



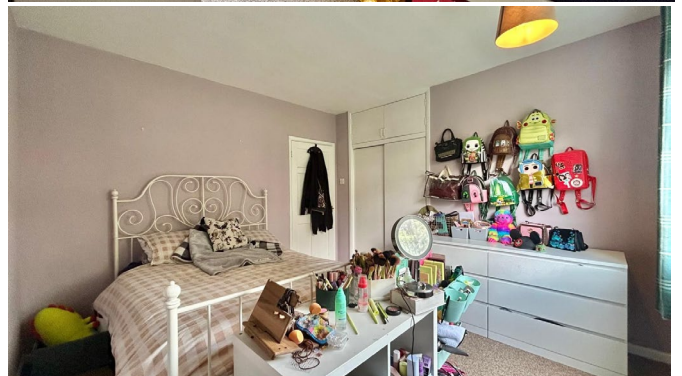
AGENTS NOTES

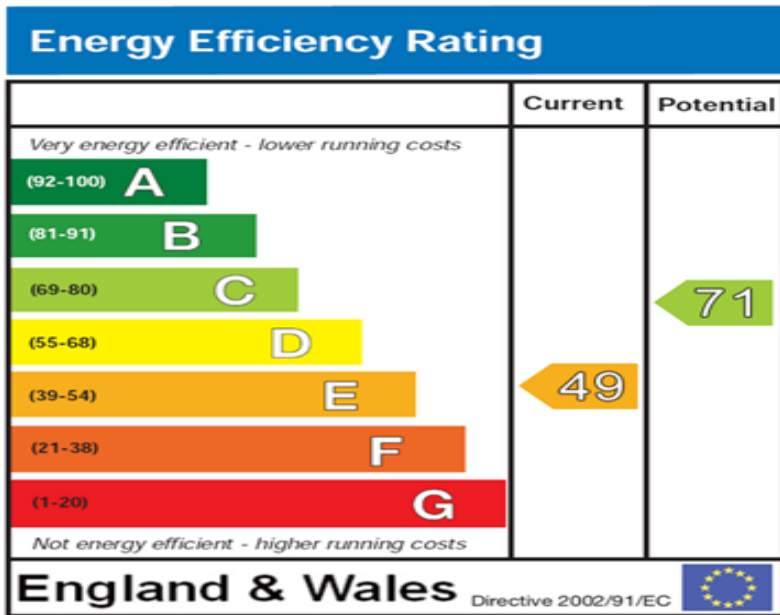
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - LEASEHOLD

TENURE - We understand from the vendor that the property is Leasehold - Leasehold Information: Leasehold of 940 years remaining. From 17 June 1966 to 21 December 2964 Service charge is £134 Per Calendar Month

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.