



## **9 Thackhall Street, Hillfields, Coventry, CV2 4GW**

Asking Price £128,000



Two Bedroom Ground Floor Apartment  
No Chain  
Fitted Kitchen  
Large Lounge/Diner  
Two Double Bedrooms  
Fitted Bathroom  
One Allocated Parking Space  
Gas Central Heating & Double Glazing

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

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### Entrance to the Block

Secure door into the block accessed via a key fob, leads into the lobby with a door to the:

### Hallway

Doors off to all rooms with two storage cupboards and a central heating radiator.

### Kitchen

*2.5m (8' 2") x 3.5m (11' 6")*

Ample wall and base units with work tops over, sink unit with mixer tap, integrated electric oven & grill with four point gas hob & extractor over, space for fridge/freezer, space for washing machine, space for Breakfast Bar, tiled splash back, double glazed window to the rear, central heating radiator and a combi boiler.

### Lounge/Diner

*4.2m (13' 9") x 3.9m (12' 10")*

Double glazed window to the front, Central heating radiator, Space for dining table.

### Bedroom One

*3.8m (12' 6") x 1.2m (3' 11") extending to x 3.2m (10' 6") (furthest point)*

Double glazed window to the front and a central heating radiator.

### Bedroom Two

*3.8m (12' 6") x 3.7m (12' 2")*

Double glazed window to the front and a central heating radiator.

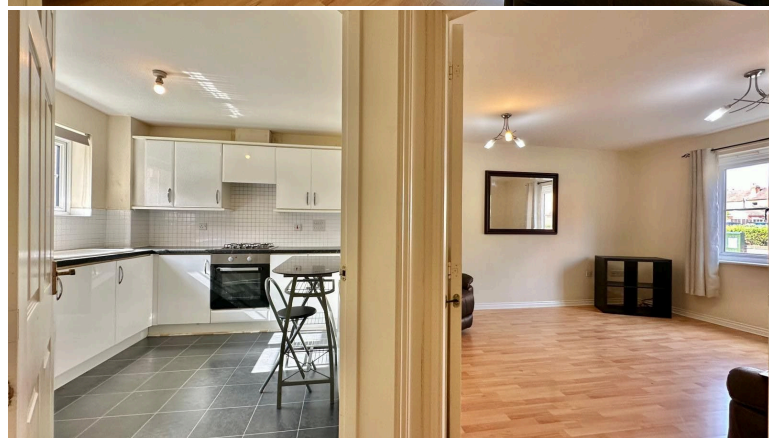
### Bathroom

*2.2m (7' 3") x 1.7m (5' 7")*

Low level WC, hand wash basin, panelled bath with an electric shower & shower curtain, partly tiled walls, double glazed window to the rear and a central heating radiator .

### Outside

One allocated parking space to the rear, mature bushes surrounding and partly laid to lawn in areas.



### 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.

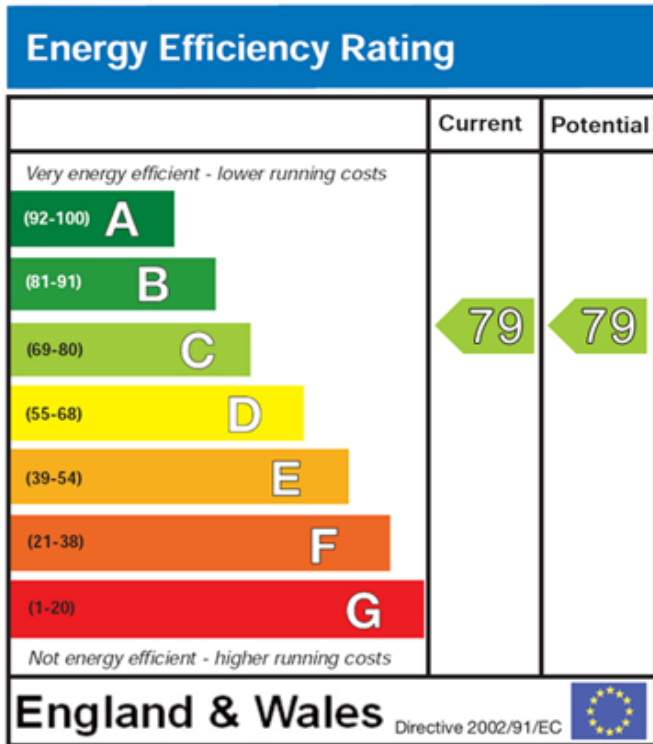
### TENURE - LEASEHOLD

**TENURE** - We understand from the vendor that the property is Leasehold - 129 Years Remaining on the Lease Service Charge - £117 Per Calendar Month Ground Rent - £120 Per Annum Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

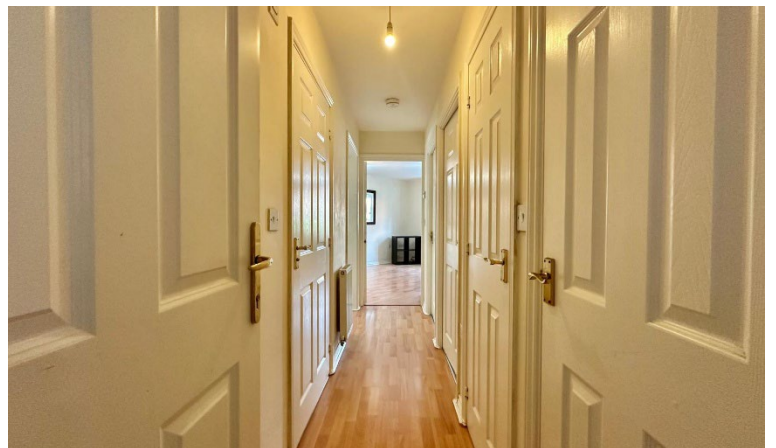




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





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#### 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.

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

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