



**41 Christie Court, Halifax Close,, Allesley Village, Coventry, CV5  
9NZ**

Asking Price £0.00



An Immaculate Two Bedroom Ground Floor Apartment with No Onward Chain  
Village Location

Spacious Through Lounge Diner with Sliding doors onto Patio

Modern Kitchen

Two Reasonable sized Bedrooms

Fully Tiled Bathroom

Well looked after Communal Gardens

Permit Parking

Recently Re-Decorated

Electric Heating & Double Glazing

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### Entrance

Communal doors to lobby with doors to:

### Hallway

Door to bathroom & through lounge diner:

### Through Lounge Diner

3.6m (11' 10") x 2.9m (9' 6")

Double glazed reflective window & sliding door onto patio, electric heater, doors to kitchen & two bedrooms:



### Kitchen

2.3m (7' 7") x 2.9m (9' 6")

Ample wall & base unit with worktop over, integrated electric oven & grill, integrated induction hob with extractor over, stainless steel sink unit with drainer & mixer tap, space for washing machine, space for fridge freezer, cupboard housing hot water tank, tiled splash backs, double glazed window to the rear.



### Bedroom One

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

Storage heater, double glazed window to the rear.



### Bedroom Two

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

Built in double wardrobe, double glazed window to the front.



### Bathroom

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

Low level WC, hand wash basin, panelled bath with shower above & shower screen, chrome heated towel rail, double glazed window to the side, fully tiled wall & floor.

### Outside

Patio area straight off the through lounge diner, mature shrubs & trees, surrounded by trees, permit parking.

### Garage

Up & Over garage door.



### 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

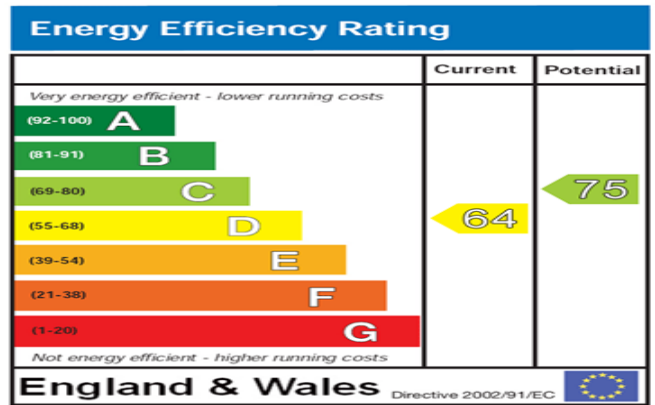
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particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing 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 - 123 years remaining on the lease Annual ground rent is £10.00 Monthly service charge is £115.00 Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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.