281 Castello Court, Tarquin Close, Willenhall, Coventry, CV3 3BU

Asking Price £70,000



Ground Floor Apartment
One Bedroom
Lounge with Feature Fireplace
Fitted Kitchen
Fitted Bathroom
Double Glazed & New storage Electric Heating
Ideal Investment Property Currently let @ £475 pcm

281 Castello Court, Tarquin Close, Willenhall, Coventry, CV3 3BU

Accommodation Comprising
Solid door into:

Hall
1.5m (4' 11") approx x 2.5m (8' 2") approx
Intercom phone. Tiled floor. Storage heater. Doors to all rooms

Lounge
3m (9' 10") approx (max 5m (16' 5") approx x 5m (16' 5") approx
Built in cupboard housing domestic items. Two wall lights. Fireplace with electric fire. UPVC Double glazed door with window to the side.





Kitchen
2m (6' 7") approx x 3.2 m (10' 6") approx
Fitted 'Beech', ample wall and base units with work surfaces over. Electric hob and oven with extractor fan over. Single drainer stainless steel sink. Tiled splashbacks and flooring. Wall mounted electric heater. Set of four light fittings. UPVC Double glazed window to the side

Bedroom
3.6m (11' 10") approx x 3.2m (10' 6") approx
Storage heater. UPVC Double glazed windows



Bathroom
1.47m (4' 10") approx x 2.36m (7' 9") approx
Fitted white 'shell' design suite. Panelled bath with electric shower and rail over, close coupled wc and wash hand basin. Tiled floor. Fully tiled walls. UPVc double glazed frosted window



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.

Additonal agents notes

*please note that these photos show the property pre the current tenancy

TENURE - LEASEHOLD

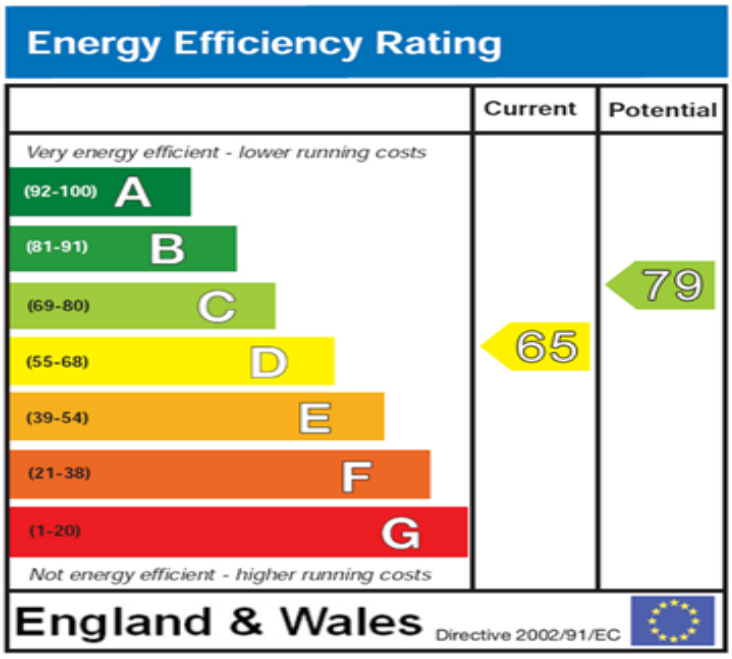
TENURE - We understand from the vendor that the property is Leasehold. We are advised that there is approx. 105 years remaining. Service charge and ground to be confirmed. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







281 Castello Court, Tarquin Close, Willenhall, Coventry, CV3 3BU



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.

281 Castello Court, Tarquin Close, Willenhall, Coventry, CV3 3BU



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.