



145 Swan Lane, Coventry, CV2 4GE

Offers in Excess of £95,000



One Bedroom Second Floor Apartment
Within Close Proximity to Coventry City Centre
Open Plan Kitchen Diner Lounge
Double Bedroom with a Built in Wardrobe
Fitted Bathroom
Private Car Park with One Assigned Parking Space
Gas Central 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 to Block

A secure door which leads you into the lobby of the block where there're post boxes, communal stairs leading to the second floor apartment and a door to the:

Hallway

Central heating radiator, doors off to all rooms, two storage cupboards.

Open Plan Kitchen Diner & Lounge

4.6m (15' 1") (max) x 4.7m (15' 5")

Kitchen: Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, four point gas hob with extractor over & space for cooker, space for washing machine, space for dishwasher, space for fridge/freezer, tiled splashbacks, tiled floor, cupboard housing combi boiler, double glazed window to the front. Lounge & Dining Room: Central heating radiator, two double glazed windows to the front.



Bedroom One

3.6m (11' 10") x 2.6m (8' 6")

Central heating radiator, double glazed window to the front, built in sliding double wardrobe.

Bathroom

2.1m (6' 11") x 1.9m (6' 3")

Low level WC, panelled bath with electric shower above & shower screen, hand wash basin, tiled floor, partly tiled walls, central heating radiator.



Outside

To the rear you have a private car park where you have one designated parking space.



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.

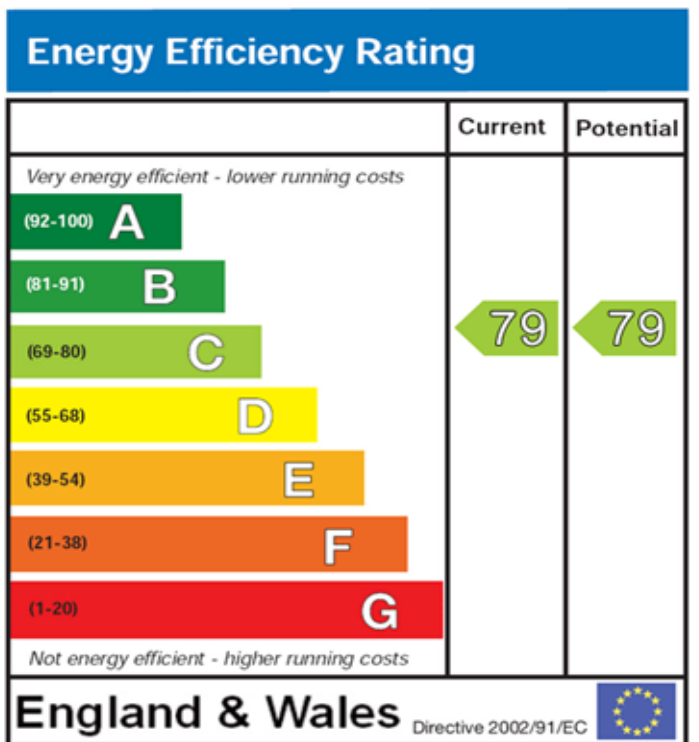
TENURE - LEASEHOLD

TENURE - We understand from the vendor that the property is Leasehold –
Leasehold information: 129 Years Remaining
Lease Start Date 15/12/2005 Lease End Date 01/01/2155 Service Charge: £1,200 per annum
Ground Rent: £84 paid half yearly .

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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 fixed appliances. Purchasers are always advised to have their own survey.

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