

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cavalier Court, 193 Siddeley Ave

Stoke Aldermoor, Coventry, CV3 1BP

Guide Price £95,000



Council Tax: A



# Flat 16 Cavalier Court, 193 Siddeley Ave

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## APPROACH

The apartment is approached over a foregarden leading to the main entrance of the block where Flat 16, Cavalier Court is located on the ground floor.

## ENTRANCE HALLWAY

15'5" x 3'7" (4.70 x 1.11)

Having a ceiling light point, a wall mounted electric panel heater, a wall mounted intercom phone, storage cupboard and doors off to:

## LOUNGE/DINING ROOM (front)

14'10" x 11'8" (4.53 x 3.58)

There is a double glazed window to the front aspect overlooking a foregarden laid to lawn, ceiling light point, and an electric wall mounted panel heater.

## FITTED KITCHEN (rear)

10'1" x 7'8" (3.08 x 2.35)

A fitted kitchen with a range of wall and base units, roll edge work surface over, space for appliances including fridge freezer and washing machine. There is an electric integrated oven with a four ring hob inset to the work surface, a wall mounted extractor fan and a UPVC double glazed window to the rear aspect.

## BEDROOM (front)

10'8" x 9'10" (3.26 x 3.01)

A double bedroom with ceiling light point, UPVC double glazed window to the front aspect.

## BATHROOM

6'2" x 3'10" (1.88 x 1.19)

There is a three piece suite in white comprising of a panel bath with electric shower over, a pedestal wash hand basin and a close coupled w.c. There is

an extractor fan and a wall mounted electric heater, shaver point, an opaque UPVC double glazed window to the rear aspect and complimentary tiling.

## OUTSIDE

## COMMUNAL GARDENS AND CAR PARK

The complex has communal gardens to the front of the building and at the rear is car park.

## GENERAL INFORMATION

### TENURE

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### SERVICE CHARGE

There is an annual charge of £2,144.00. Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Coventry City Council and is Tax Band A.

### SERVICES

Hunters understands from the vendor that mains drainage, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should

obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

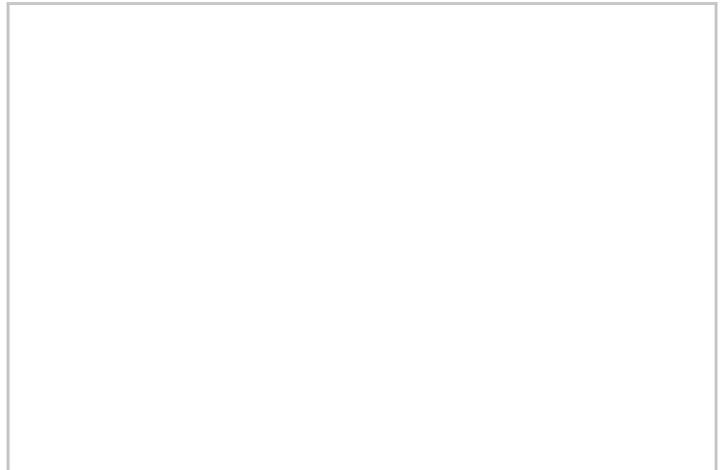
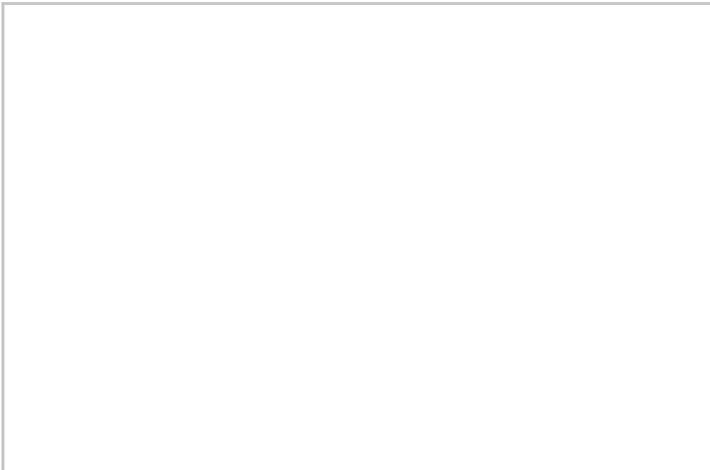
### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

### GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is

unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



## Road Map



## Hybrid Map



## Terrain Map



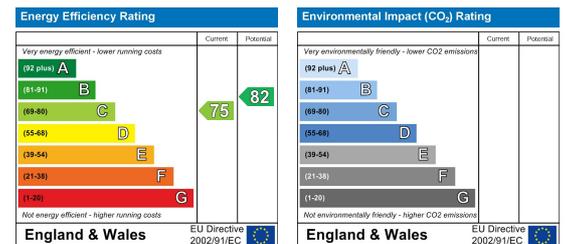
## Floor Plan



## Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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