



8 Allesley Court, Coventry, CV5 9HB Best Offers Over £155,000

TWO DOUBLE BEDROOMS... LONG LEASE OF 934 YEARS... FIRST FLOOR... OPEN PLAN KITCHEN DINING ROOM... GARAGE... CLOSE TO ALL VILLAGE AMENITIES INCLUDING DOCTORS SURGERY... PERFECT FOR THE FIRST TIME BUYER... PERFECT FOR INVESTMENT. Located in the sought after Allesley Village, this lovely first-floor flat at Allesley Court presents an excellent opportunity for first-time buyers and investors alike. With a generous lease of 934 years, this property is offered with NO UPWARD CHAIN ensuring a smooth transition for its new owners.

The flat boasts a well-designed open plan kitchen and dining room, perfect for entertaining or enjoying a quiet meal at home. The modern finish throughout enhances the appeal, making it a comfortable and stylish living space. There are two inviting double bedrooms, providing ample room for relaxation or a home office setup. The bathroom is conveniently located, catering to the needs of residents and guests alike.

In addition to its appealing interior, the property benefits from PVCu double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. A garage is also included, providing valuable storage or parking space.

Situated in a sought-after location, the flat is within easy reach of local amenities, including shops and a doctors' surgery, making daily life convenient. Allesley Village offers a friendly community atmosphere, perfect for those looking to settle in a peaceful yet accessible area. This property is a rare find, combining modern living with the charm of village life. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this flat is not to be missed. Sound good? Call us now to book your viewing. It's VACANT and we have a key.

Communal Areas



Accessed through secure communal door and the property is located on the first floor accessed via stairs.

Lounge Dining Room

12'1 x 11'9 (3.68m x 3.58m)



Having a PVCu double glazed window to the front elevation and access to the open plan:

Kitchen

11'7 x 8'1 (3.53m x 2.46m)



Having a PVCu double glazed window to the rear elevation, a range of modern wall, base and drawer units, space for an under counter freezer, space for a USA style fridge, space and plumbing for a washing machine, integrated oven with hob and extractor over with tiling to all splash prone areas. A doorway also leads to the:

Inner Hallway

Having doors leading off to:

Bedroom One

12'11 x 12' (3.94m x 3.66m)



Having a PVCu double glazed window to the front elevation and full length mirrored wardrobes to the one wall.

Bedroom Two

11'8 x 10' (3.56m x 3.05m)



Having a PVCu double glazed window to the rear elevation and built-in cupboard housing the central heating boiler.

Family Bathroom

8'8 x 6'1 (2.64m x 1.85m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, pedestal wash hand basin, low level flush WC, heated radiator and towel rail and tiling to all splash prone areas.

Garage

17'5 x 7'9 (5.31m x 2.36m)

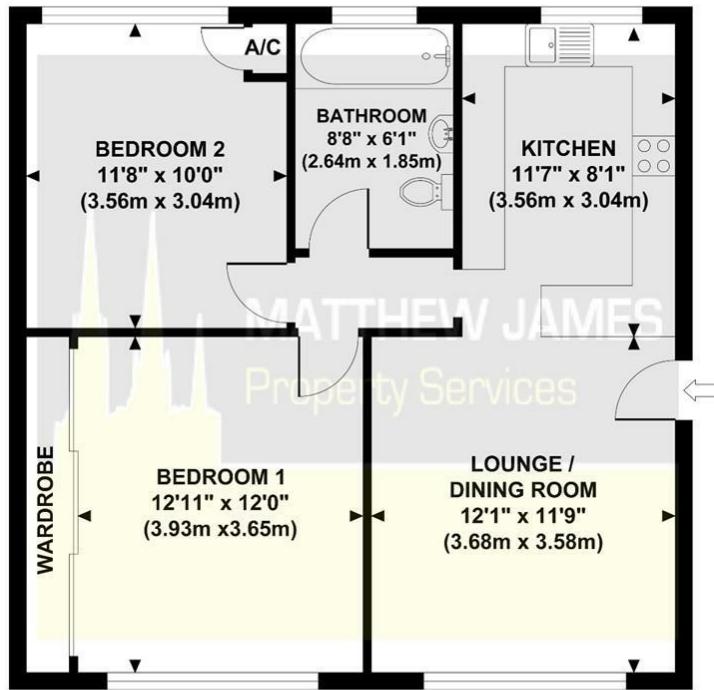


Having up and over door, power, lighting and door that leads to the internal communal areas. There is also a communal parking to the rear.

Floor Plan

ALLESLEY COURT

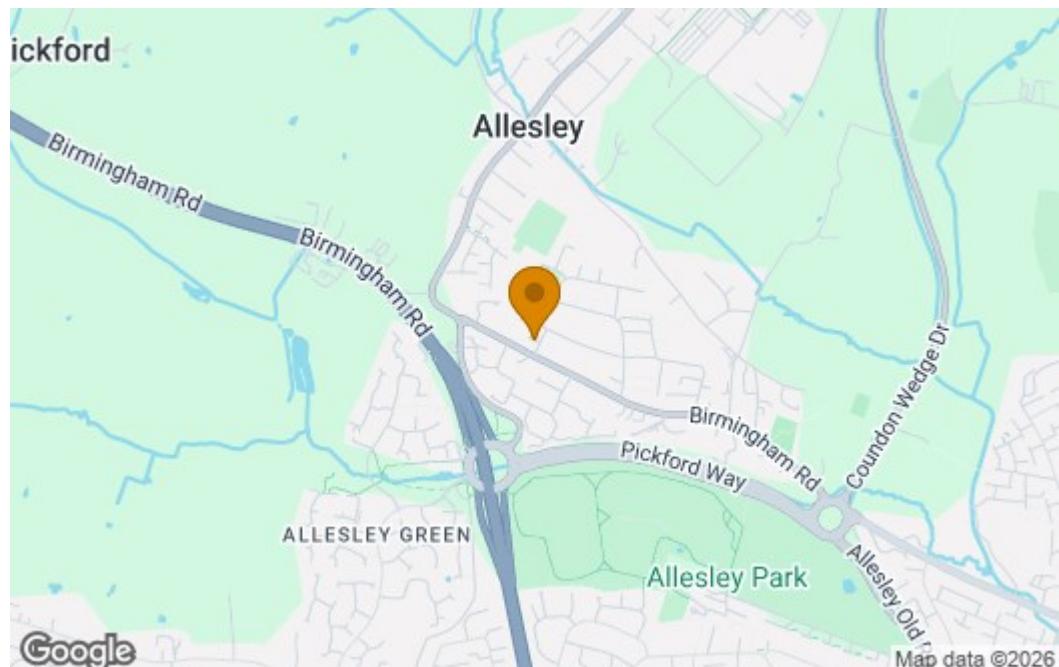
Approximate Gross Internal Area 619 sq ft / 57.50 sq m



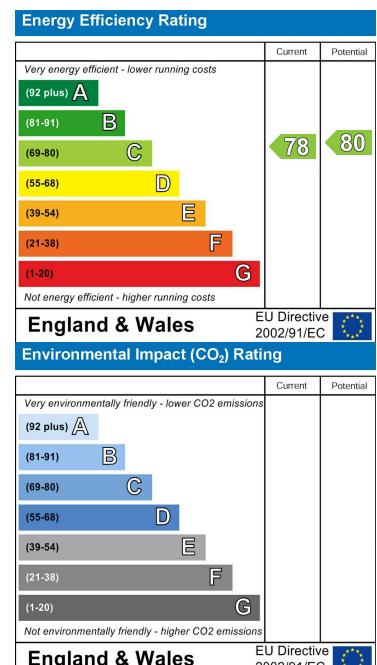
**GROSS INTERNAL
FLOOR AREA 619 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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