



# Philmont Court, Coventry

2 Bedroom Apartment

**£149,000**



FOR SALE

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LETTINGS AND SALES



This well presented two double bedroom top floor apartment is available for sale with no onward chain and is currently achieving a rental income of £10,740 per annum so it would make a great investment or an ideal first time purchase should vacant possession be required. There is a spacious lounge/diner with a balcony overlooking green space, a modern fitted kitchen which is open plan to lounge and features a good range of wall & base units & integrated oven, hob & extractor, principle bedroom with ensuite shower room and the main bathroom has a white suite to include a bath with mixer shower over. Other features include a boarded loft with ladder, extra storage to the internal hallway, allocated parking space and secure entry phone system. The apartment has double glazing throughout, electric heating, healthy lease of 107 years and an higher than average energy rating of C.

#### Hallway

Entrance hallway with two storage cupboards & entry phone.

#### Lounge/Diner

**4.55m x 3.30m (14'11" x 10'10")**

Spacious lounge/diner with a balcony overlooking green space

#### Kitchen

**2.94m x 1.80m (9'8" x 5'11")**

The modern fitted kitchen comes with a good range of white fitted wall & base units to include an integrated oven, hob and extractor and is open plan to the lounge area.

#### Bedroom 1

**3.39m x 2.85m (11'1" x 9'4")**

Double bedroom with ensuite shower room just off.

#### En-suite

**1.97m x 1.94m (6'6" x 6'4")**

The Ensuite comes with a shower cubicle, W/C & hand wash

#### Bedroom 2

**2.98m x 3.30m (9'9" x 10'10")**

A further good size double bedroom

#### Bathroom

**1.60m x 2.10m (5'3" x 6'11")**

The main bathroom features a white suite to include bath with mixer shower over & shower screen.

#### Tenure (Leasehold)

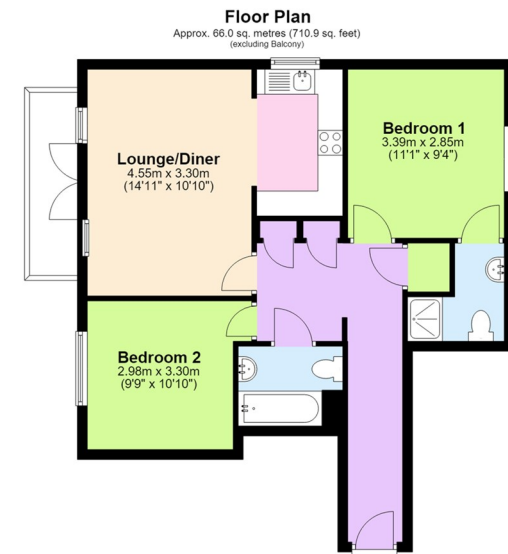
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

#### Viewing Arrangements

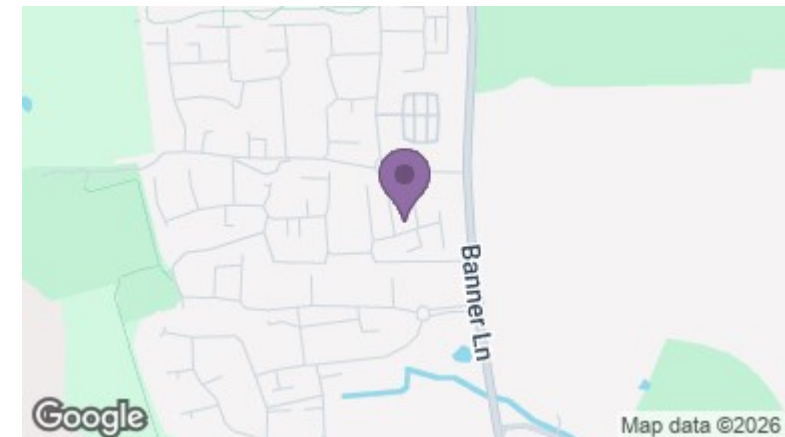
Viewings are strictly by appointment only via Archer Bassett.

#### Agent Notes.

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



Total area: approx. 66.0 sq. metres (710.9 sq. feet)



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#### Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser.

Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

Archer Bassett | 477 Holyhead Road Coventry CV5 8HU

024 7659 2255 | sales@archerbassett.co.uk | archerbassett.co.uk

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

71