

Loudon Avenue, , Coventry CV6 1JG
Starting Bid £50,000

archerbassett
LETTINGS AND SALES

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £50,000 ****CASH BUYERS PREFERRED- PREVIOUSLY ACHIEVED A YIELD OF 15.2%****
 A spacious and well presented one bedroom second floor flat in the popular area of Coundon within walking distance to local amenities. Briefly comprising of an entrance hallway with large storage cupboard, spacious lounge with balcony and feature electric fire and a generously sized double bedroom. The well proportioned kitchen/diner features a range of fitted wall and base units and a tiled family bathroom includes a bath with shower over , W/C and hand wash basin.

Kitchen
 15'1" x 8'0" (4.59m x 2.44m)

Double glazed window to front, good sized kitchen/diner, with built in storage cupboard, fitted kitchen range of wall and base units.

Lounge
 11'10" x 15'7" (3.60m x 4.74m)

Double glazed windows to front and UPVC door leading to balcony, spacious lounge with feature electric fireplace.

Bathroom
 5'0" x 8'0" (1.53m x 2.44m)

Tiled bathroom with bath and shower over, W/C and hand wash basin.

Bedroom
 11'10" x 11'11" (3.60m x 3.62m)

Double glazed window to rear, good sized double room with carpet.

Auctioneers Additional Comments

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 Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and

overseen by the auctioneer in partnership with the marketing agent.

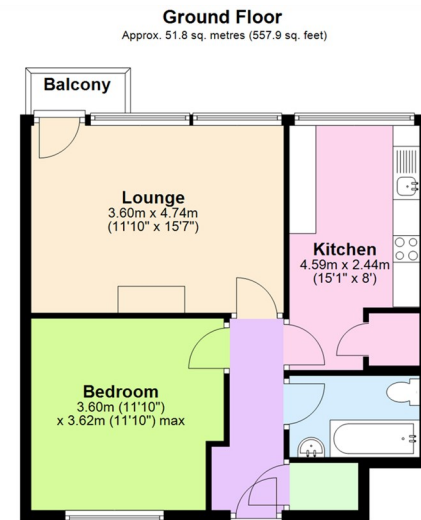
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

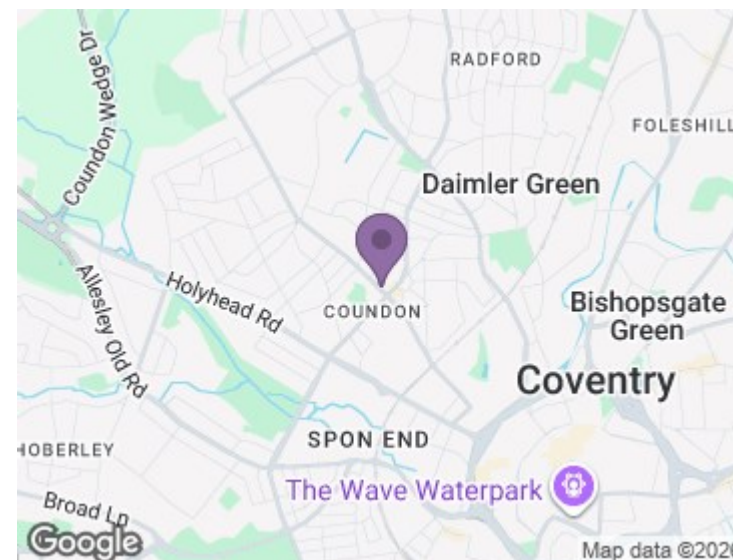
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
 In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be

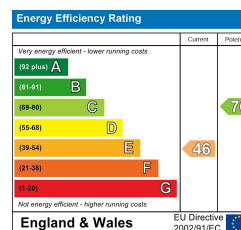


Total area: approx. 51.8 sq. metres (557.9 sq. feet)
 This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
 Plan produced using PlanUp.



DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.



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made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

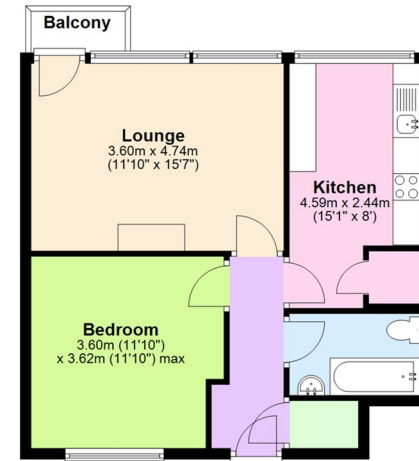
Tenure - Leasehold

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.

Viewings

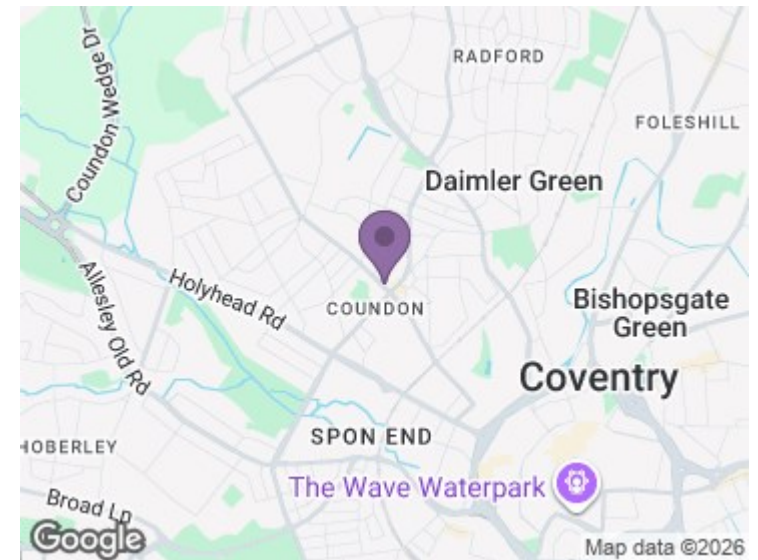
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Ground Floor
Approx. 51.8 sq. metres (557.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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