



Westbrook Court, Sutherland
Avenue
Mount Nod, Coventry

 **John Payne**
ESTATE AGENTS



Westbrook Court, Sutherland Avenue Mount Nod, Coventry, CV5 7RB

A well presented ground floor apartment, situated in this sought after over 55s development with easy access to local amenities. The double glazed accommodation briefly comprises; security entrance, hall, lounge, attractively fitted kitchen, two bedrooms, refitted shower room and well maintained lawned communal gardens.



A front entrance door opens into:

Entrance Hallway

Having a useful built-in storage cupboard, wall mounted electric panel heater, security entrance telephone, power and two ceiling light points.

Lounge

16'3" x 9'5" (4.95m x 2.87m)

Having a dual aspect uPVC double glazed windows, wall mounted panel heater, TV aerial point, power, coved ceiling cornice and ceiling light point.

Fitted Kitchen

7'4" x 7'2" (2.24m x 2.18m)

Comprising; roll top work surface to two sides, inset single drainer stainless steel sink unit with swan neck mixer tap over, range of white high gloss base units, drawers and wall mounted cupboards, 'Zanussi' freestanding cooker with fan/light over the cooking area, space and plumbing for automatic washing machine, floor covering, tiled splashbacks as fitted, uPVC double glazed window, wall mounted 'Dimplex' electric fan heater, power and ceiling strip light.

Bedroom One

14'3" x 9'2" (4.34m x 2.79m)

Having fitted wardrobe, uPVC double glazed window, wall mounted storage heater, power and light.

Bedroom Two

7'4" x 7'2" (2.24m x 2.18m)

Having a uPVC double glazed window, power, wall mounted panel heater and ceiling light point.

Shower Room

Having a modern white suite comprising; vanity unit with inset wash hand basin, mixer tap over, storage cupboard below and mirrored cabinet above, low level WC with concealed cistern, double shower cubicle with fitted 'Triton T80' electric shower, heated chrome towel rail, floor covering, tiling to walls in modern complementary ceramics, ceiling extractor fan and light point.

Outside

The property is surrounded by well maintained lawned communal gardens with stocked flower borders.

Tenure

We understand from the owner that the tenure of the property is leasehold for a term of 125 years from August 1992. There is a current monthly service/maintenance charge of £100 and a peppercorn ground rent. Full details to be verified by your solicitor.

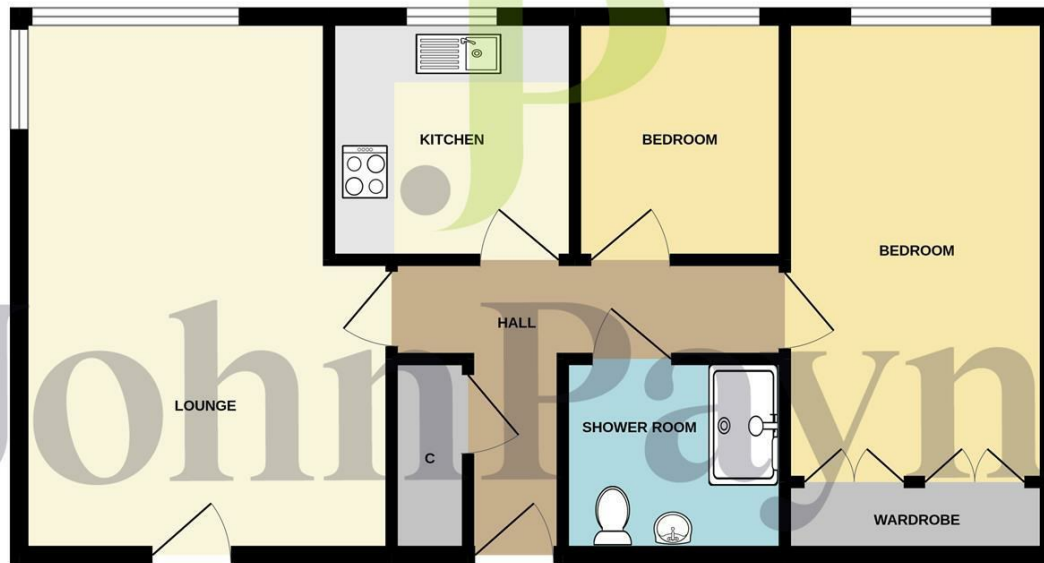
Council Tax

Band B



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GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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