

Osborne Road, Coventry
CV5 6SB
Guide Price £140,000
Leasehold - Coventry Band: B - EPC: E

A well-presented ground floor apartment located in the popular area of Earlsdon, exclusively for residents aged 60 and over. This property offers independent living with no on-site warden, making it ideal for those seeking privacy and autonomy within a friendly residential community.

The apartment is accessed on the ground floor and features a bright and spacious living area, a fitted kitchen, a comfortable bedroom with storage, and a modern bathroom. The layout is practical and easy to navigate, with level access throughout.

Residents have access to excellent communal facilities, including a communal lounge, shared kitchen, and an on-site launderette, providing opportunities for socialising while maintaining independent living.

The development is set within well-maintained communal grounds and benefits from residents' parking available on a first come, first served basis. Conveniently positioned within less than a five minute walk to Earlsdon highstreets with local shops, amenities, and transport links, the property offers a peaceful yet well-connected lifestyle.

An ideal opportunity for those looking to downsize while remaining independent in a secure and welcoming over-60s community.

Important Notice:
Prospective purchasers will be required to attend an interview with the residents' committee prior to the purchase proceeding, in accordance with the development's guidelines.







Entrance Hall
16'1" x 5'1" (4.91m x 1.55m)
Enter via the mina communal hallway, telephone intercom system, door to storage cupboard, doors to:

Living Room
12'1" x 11'8" (3.68m x 3.56m)
Window to front and side with vertical blinds fitted in window reveals, curtain rails, electric radiator to side, TV and internet ports, door to:

Kitchen
6'7" x 8'5" (2.01m x 2.56m)
Fitted with matching base and eye level units with worktop over, single bowl stainless steel sink with mixer tap and drainer, integrated electric oven, integrated eclectic gob with extractor fan above, tiles splashback surround above worktop, space and plumbing for washing machine, space for fridge freezer, window to side.

Bedroom 1
9'3" x 13'9" (2.81m x 4.20m)
integrated mirrored wardrobes with sliding doors, window to rear, electric heater to side.

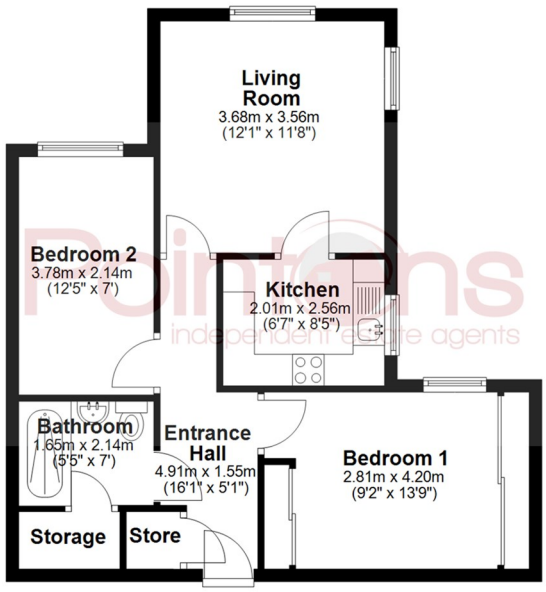
Bedroom 2
12'5" x 7'0" (3.78m x 2.14m)
Window to rear, radiator to side.

Bathroom
5'5" x 7'0" (1.65m x 2.14m)
Fitted with a three piece suite comprising of a fully tiles shower cubical with an integrated shower and shower head, a glass screen and hand rail, a vanity style hand wash basin with underneath storage and a Miami style toilet with hidden cistern, Tiling t all walls , electric towel heater, door to storage closet, wall mounted mirror.

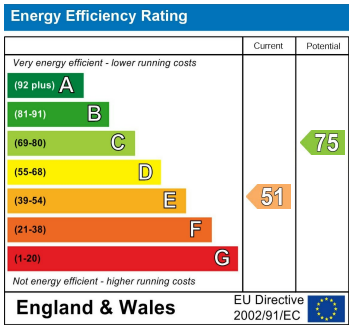
Tenure
Leasehold
Years remaining on the lease – 116 years remaining
Annual Ground Rent – None Payable
Annual Service Charge - £2,630.52
Management company - Loveitts

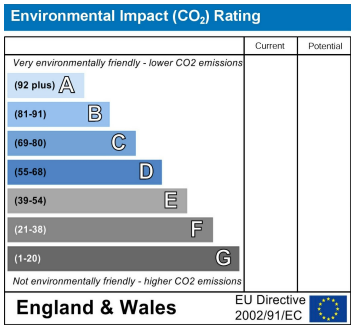
Disclaimer
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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