



**10 Chandler Court, Davenport Road, Earlsdon  
Coventry CV5 6PY  
£120,000**

\* NO UPWARD CHAIN - OVER 60S RETIREMENT APARTMENT \* Pointons Estate Agents are pleased to welcome to market this two bedroom first floor apartment at Chandler Court, Davenport Road, Earlsdon, Coventry. Close to local shops, War Memorial Park, excellent transport links and within walking distance to Coventry City Centre. In brief this property comprises of an entrance hall, lounge, kitchen, two bedrooms and shower room. Having less than two years double glazing and storage heating throughout. There is a communal lounge, kitchen and utility for the residents with garden areas to rear also offering off road parking. With no upward chain and viewings are strictly via the agent. EPC E





**Entrance Hall**

Entrance via front door, carpeted, storage heater, storage cupboard, phone entry system and doors off to various rooms.

**Living Room**

16'1" x 9'6" (4.90m x 2.90m)

With double glazed windows to front, carpeted, storage heater, coving to ceiling and electric feature fireplace with wooden surround.

**Kitchen**

6'7" x 10'10" (2.00m x 3.30m)

Fitted with a matching range of base and eye level units with worktop space over, poly carbonate sink unit with drainer and stainless steel taps, space for fridge/freezer and plumbing for washing machine, two ring electric hob with fitted electric oven, tiled splashbacks, wooden flooring and double glazed window to side.

**Bedroom**

12'6" x 9'6" (3.80m x 2.90m)

With double glazed window to front, carpeted and electric heater.

**Bedroom**

9'10" x 5'11" (3.00m x 1.80m)

With double glazed window to front, carpeted and electric heater.

**Shower Room**

6'11" x 7'10" (2.10m x 2.40m)

Fitted with a walk in shower with screen, low level WC, hand wash basin with mixer taps and built in storage beneath, tiled splashbacks and anti slip flooring.

**Outside**

Entrance via communal door with lift and stairs to the first floor, also holding a spacious lounge area with access to a separate kitchen and utility for the residents. Offering parking for residents and guests with communal gardens throughout with seating areas.

**Leasehold**

There are believed to be 95 years remaining on the lease with a peppercorn ground rent of £1.00 per annum and a service charge of £222.36 per month.

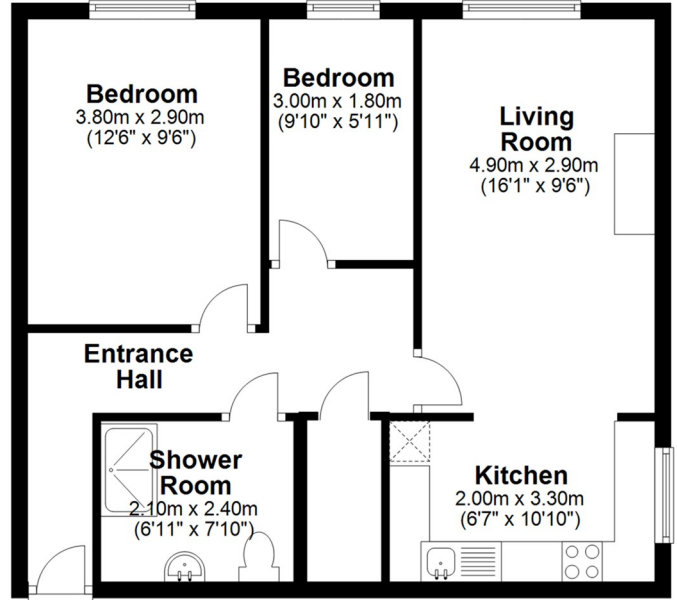
**Council Tax**

Coventry City Council - Band C

**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**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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