



28 Braemar Close, Coventry, CV2 3BE Offers in excess of £60,000

****CASH BUYERS ONLY****

Situated on Braemar Close in the vibrant city of Coventry, this apartment offers a great opportunity for buyers looking for a conveniently located home or investment.

Offered with NO ONWARD CHAIN, the property comprises a lounge, kitchen, two bedrooms, and a bathroom, providing practical living accommodation.

Positioned within a pleasant cul-de-sac and surrounded by communal gardens with woodland beyond, the setting offers a peaceful environment while still being close to everyday amenities. The property is also within easy reach of University Hospital Coventry, making it ideally located for hospital staff.

All in all, the ideal investment!



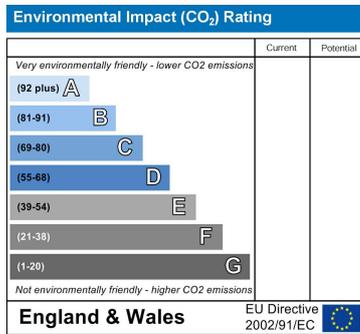
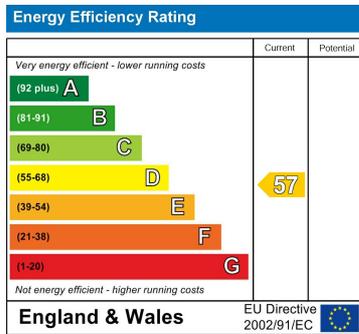
Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

Leasehold Information

35 years remaining on the lease
 Ground rent: £10 per annum
 Maintenance charge: £70 per month

This information is provided by the vendor and should be verified during the conveyancing process.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk