



Darnford Close, Walsgrave, Coventry CV2 2EB
Offers Over £120,000

archerbassett
LETTINGS AND SALES

**** LEASE EXTENDED **** A recently redecorated two double bedroom duplex flat with double-glazing and electric heating throughout. Set in a popular cul-de-sac with communal car park to the front and within walking distance of local amenities and University Hospital Coventry and Warwickshire. Comprising of a spacious lounge/diner, a modern fitted kitchen with a range of wall and base units and the bathroom has a white suite to include a bath with electric shower over. Also benefits from off road parking and a garage.

Kitchen

13'10" x 7'4" (4.23m x 2.26m)

Double glazed large windows to rear, a modern and spacious kitchen with a range of wall and base units.

Lounge

10'2" x 13'11" (3.10m x 4.26m)

Double glazed windows to front, large living room with carpet.

Bedroom 1

10'2" x 11'2" (3.10m x 3.41m)

Double glazed windows to front, large double room with carpet and built in over stair storage cupboard.

Bedroom 2

8'0" x 10'4" (2.45m x 3.15m)

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

Bathroom

5'7" x 7'4" (1.71m x 2.25m)

Double glazed windows to rear with privacy glass, bathroom with white suite to include a bath with electric shower over, W/C and hand wash basin.

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

Viewings are strictly by appointment only via Archer Bassett.

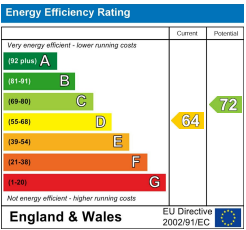
Agent Notes

- 1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
- 2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
- 3. These particulars do not constitute part or all of an offer or contract.
- 4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
- 5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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67 Hertford Street, Coventry CV1 1LB
024 7623 7500
sales@archerbassett.co.uk
archerbassett.co.uk