



Ryton House, Penruddock Drive, Coventry CV4 8LU
£149,950

archerbassett
LETTINGS AND SALES

*****EXCELLENT FIRST TIME PURCHASE OR INVESTMENT*****

A modern two bedroom second floor apartment within walking distance of Tile Hill train station benefiting from double-glazing and gas central heating throughout. Comprising of a spacious lounge with Juliette balcony, modern fitted kitchen/diner with gas hob, electric oven and a range of wall and base units, part tiled bathroom with mixer shower over bath, W/C and hand wash basin. Other features include allocated parking and a secure phone entry system.

Lounge

11'10" x 8'6" (3.60m x 2.60m)

Double glazed Juliette balcony to rear, spacious lounge with carpet and access through to kitchen/diner

Kitchen/Diner

12'1" (max) x 9'10" (3.7m (max) x 3.0m)

Dual aspect double glazed windows to side and rear. Modern fitted kitchen with a range of wall and base units to include integrated gas hob and electric oven.

Bedroom 1

12'1" x 8'11" (3.68m x 2.72m)

Double glazed window to rear, large double room with carpet.

Bedroom 2

6'11" x 11'10" (2.10m x 3.60m)

Double glazed window to front, generously sized single room with carpet.

Bathroom

6'10" (max) x 8'6" (max) (2.1m (max) x 2.6m (max))

Double glazed window to rear with privacy glass, white suite to include bath with shower over, W/C, hand wash basin and new flooring in 2025

Viewings

Viewings are strictly by appointment only via Archer Bassett.

DISCLAIMER

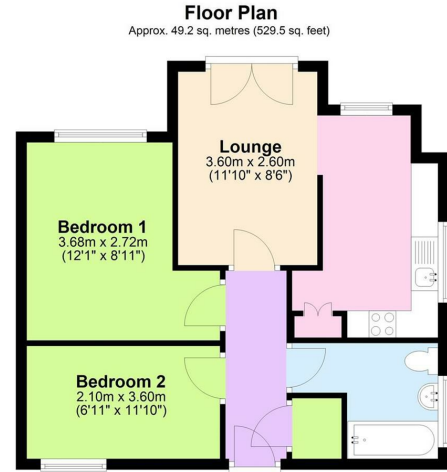
The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Tenure - Leasehold

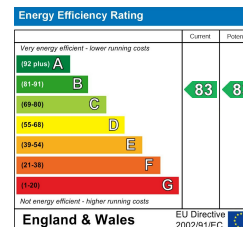
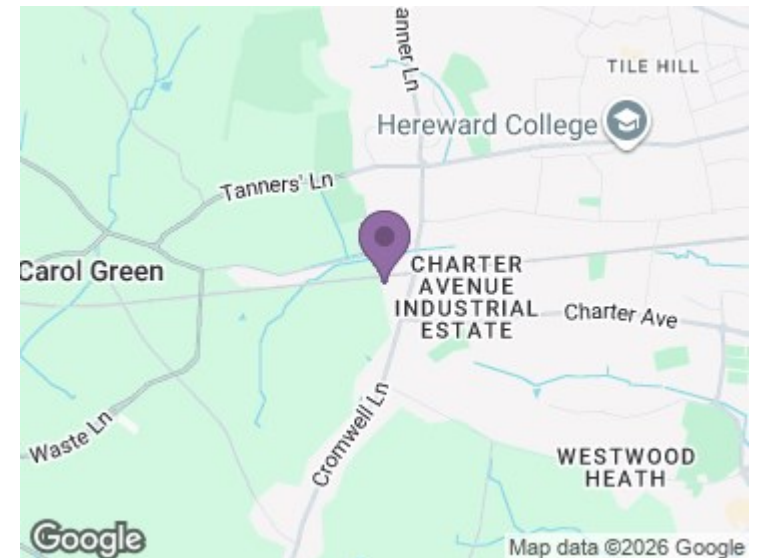
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

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.



Total area: approx. 49.2 sq. metres (529.5 sq. feet)



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk