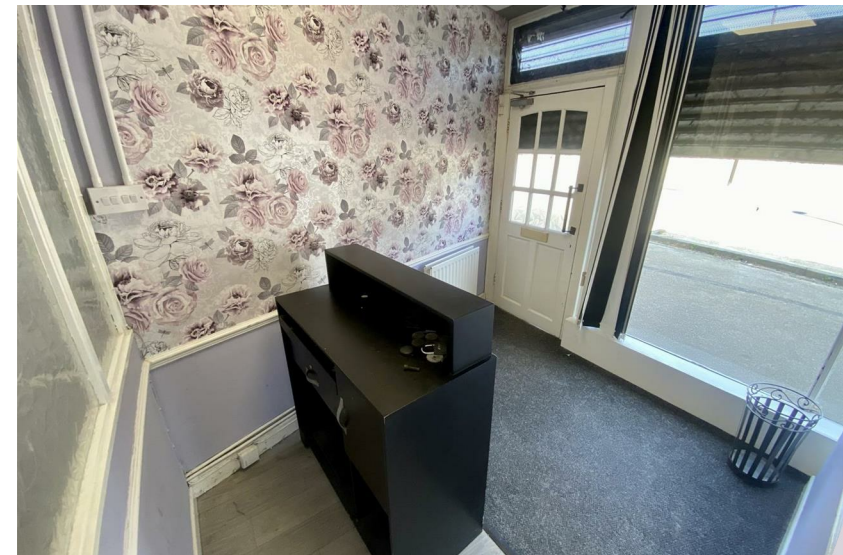
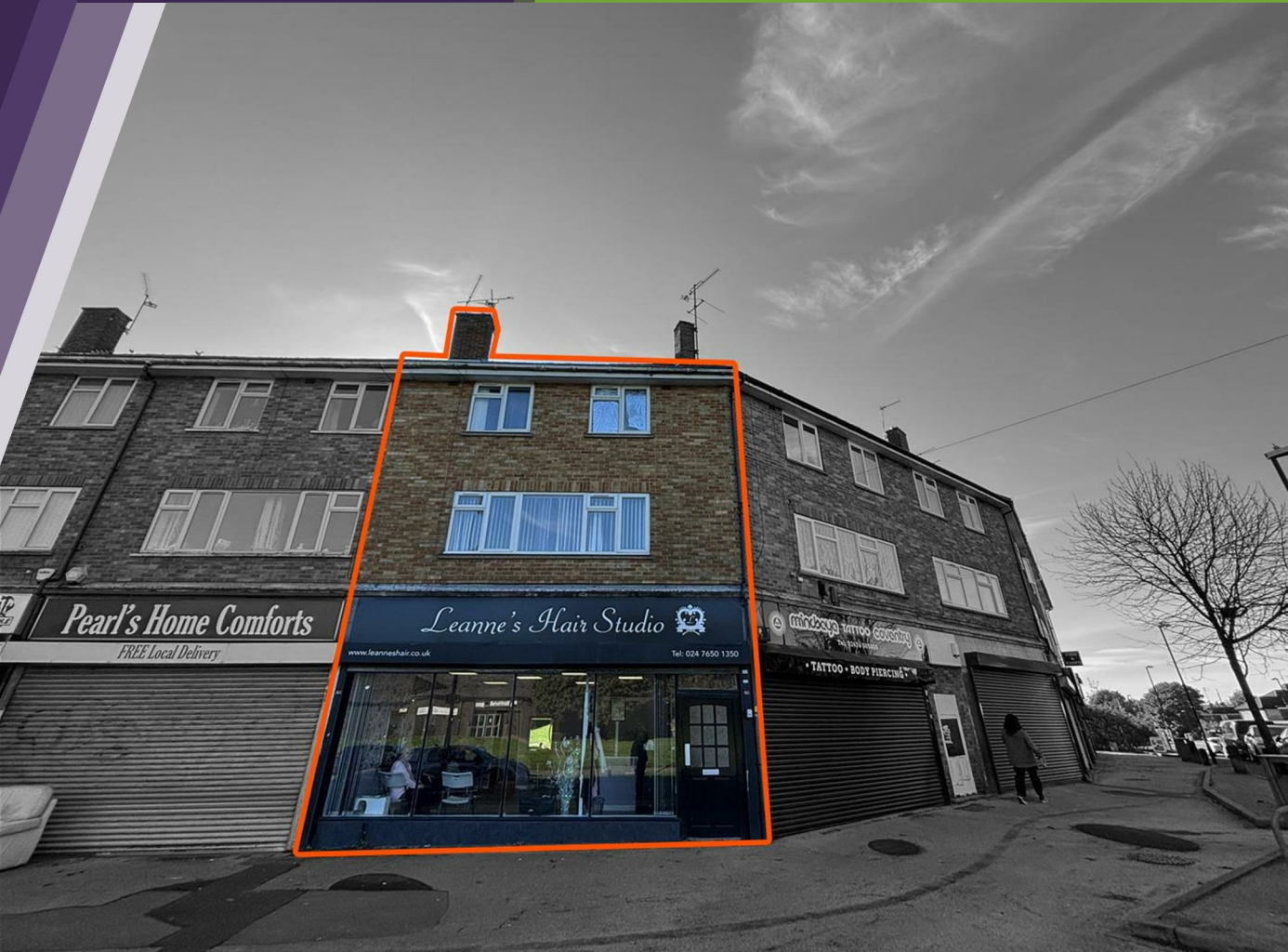


Quinton Park, Cheylesmore, Coventry

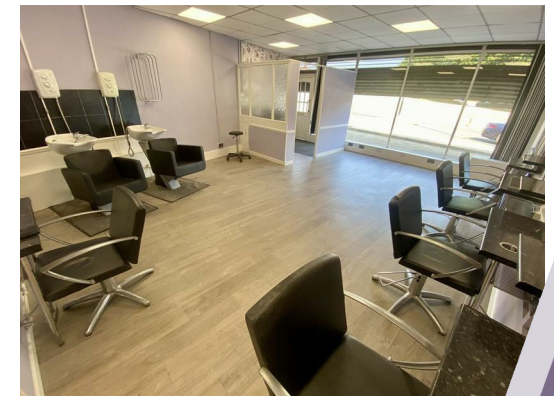
3 Bedroom Commercial

£270,000



FOR SALE

**archer
bassett**
LETTINGS AND SALES



FREEHOLD – VACANT POSSESSION- NO ONWARD CHAIN* Retail unit (formerly a hairdressers/beauty salon) and a three double bedroom duplex apartment above for sale. The ground floor retail unit is approximately 490 square foot and is situated on a popular shopping parade and briefly comprises of a front reception area, spacious salon, staff refreshment area/kitchenette and W/C & handwash to the rear. The three double bedroom duplex apartment above benefits from gas central heating and double glazing and comes with a modern fitted kitchen which has cream wall & base units incorporating an integrated oven/hob, a spacious lounge / diner with feature electric fire and part tiled bathroom white suite. To the rear of the premises is a useful garage/lockup. The retail unit was previously achieving £12,000 per annum and the flat £10,200.

Commercial Shop Floor
6.90m x 4.41m (22'8" x 14'6")
 Formerly and hairdressers / Beauty Salon

Kitchenette
1.20m x 3.77m (3'11" x 12'4")
 Kitchenette with wall & base Units

WC
1.00m x 2.27m (3'3" x 7'5")
 W.C & Handwash to the rear

Entrance Hall
5.40m x 2.29m (17'9" x 7'6")
 Entrance hall accessed from the rear of the shopping parade

Kitchen
2.35m x 4.39m max (7'8" x 14'4" max)
 Modern with a range of fitted cream wall & base units along with an integrated oven & hob

Lounge/Dining Room
3.80m x 4.79m (12'6" x 15'9")
 Spacious lounge / diner with feature wall mounted fire.

Bedroom 1
3.80m x 3.56m (12'6" x 11'8")
 large double bedroom situated to front of the flat

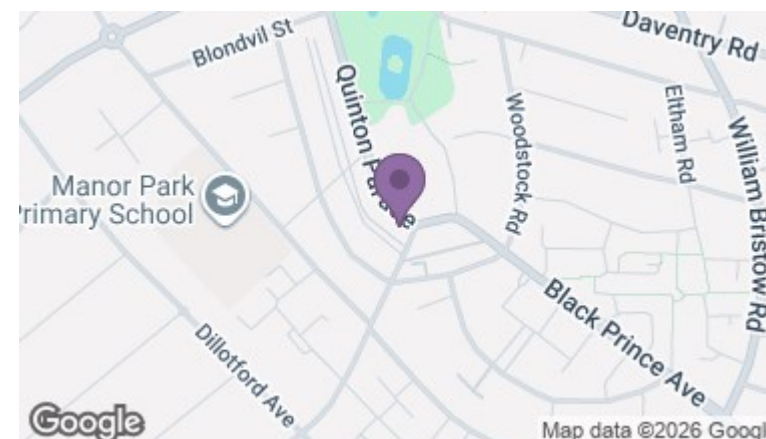
Bedroom 2
3.70m x 2.60m (12'2" x 8'6")
 Further well proportioned double bedroom with storage cupboard

Bedroom 3
2.90m x 1.75m (9'6" x 5'9")
 Small double / twin bedroom.

Bathroom
3.03m x 1.99m (9'11" x 6'6")
 Modern part tiled bathroom with white suite to include bath with thermostatic shower over.



Total area: approx. 138.0 sq. metres (1485.2 sq. feet)



FOR SALE

archer
bassett
LETTINGS AND SALES

Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

Archer Bassett | 477 Holyhead Road Coventry CV5 8HU

024 7659 2255 | sales@archerbassett.co.uk | archerbassett.co.uk

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	72	74
EU Directive 2002/91/EC		