



Forest Court, Eastern Green, Coventry

2 Bedroom Flat - Ground Floor

£135,000



FOR SALE

**archer
bassett**
LETTINGS AND SALES



A well-presented two double bedroom ground floor flat which is available with vacant possession and comes with double-glazing and gas central heating throughout. There is a spacious lounge, a modern fitted kitchen with built in oven and hob and integrated fridge, bathroom with a white suite to include bath and electric shower over. The flat comes with a garage and additional off road parking and is set within delightful communal grounds. Forest Court is situated in the much sought after area of Eastern Green and is well placed for local amenities, access to the motorway network and Birmingham Airport by way of the A45.

Lounge / Diner

2.42m x 4.99m (7'11" x 16'4")

Spacious lounge / diner with dual aspect windows and modern wall mounted electric fire.

Fitted Kitchen

3.31m x 2.14m (10'10" x 7'0")

With a range of fitted wall & base units the fitted kitchen further benefits from an integrated oven & hob and integrated fridge.

Bedroom One

3.25m x 3.85m (10'7" x 12'7")

Spacious main bedroom with fitted grey carpet and large UPVC window.

Bedroom Two

2.36m x 3.33m (7'8" x 10'11")

Further double bedroom with fitted grey carpet, GCH radiator & UPVC window.

Bathroom

2.05m x 1.67m (6'8" x 5'5")

The part tiled bathroom has a white suite to include bath with electric shower over.

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.

Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes.

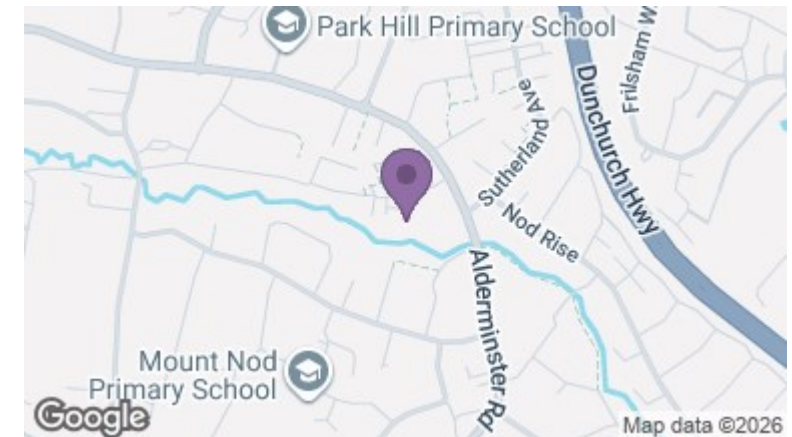
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source 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.

Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



Total area: approx. 56.6 sq. metres (609.3 sq. feet)



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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.

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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		