

SOLD BY
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LETTINGS AND SALES

024 7659 2255



Signals Drive, Elder Court, New Stoke Village CV3 1QD
Offers In The Region Of £142,500

archerbassett
LETTINGS AND SALES

NO UPWARD CHAIN: This two double bedroom top floor apartment is offered for sale as an excellent first time purchase or investment (Currently achieving £695.00pcm with scope to achieve a higher rental income) There is a spacious open plan lounge/kitchen with oven, gas hob and integrated washer/dryer and dishwasher, part tiled bathroom with white suite to include bath with shower over and the main bedroom has an en-suite shower room and French doors leading out to a balcony. Other features include double glazing, central heating, bike storage, entry phone system and allocated parking.

Open Plan Living Room/Kitchen

12'4" x 17'6" (3.77m x 5.33m)

Spacious open plan lounge/kitchen with double glazed doors & Juliet balcony, the fitted kitchen comes with a range of wall & base units & includes integrated oven, gas hob and integrated washer/dryer and dishwasher

Bedroom One

11'7" x 13'9" (3.54m x 4.18m)

Double bedroom with French doors opening out onto the balcony & ensuite shower room

En-suite

7'9" x 3'10" (2.38m x 1.18m)

The ensuite comes with a shower cubicle, W/C & hand wash

Bedroom Two

7'1" x 10'4" (2.17m x 3.14m)

Generous size secondary bedroom with double glazed window & gch radiator

Bathroom

9'5" x 6'0" (2.89m x 1.83m)

The main bathroom is part tiled with a white suite to include bath with mixer shower over

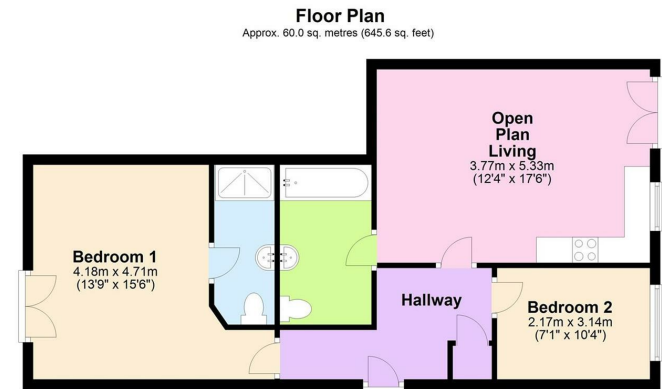
Tenure - Leasehold

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.

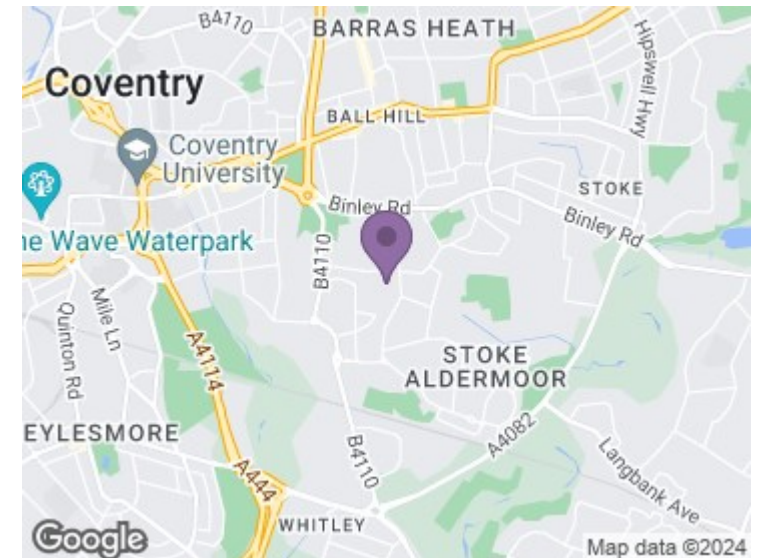
Viewings

Viewings are strictly by appointment only via Archer Bassett.



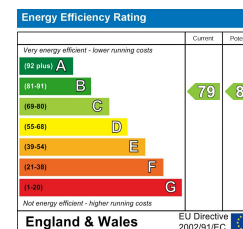
Total area: approx. 60.0 sq. metres (645.6 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



DISCLAIMER

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