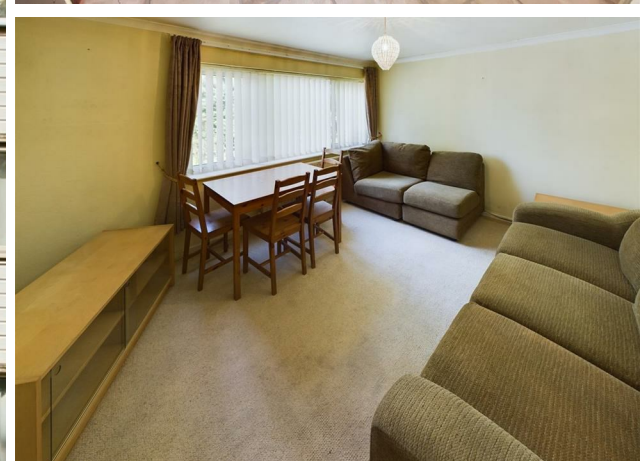


360°
VIRTUAL TOUR
ONLINE VIEWING



Windmill Court, Windmill Road, Longford CV6 7AU
£115,000

archerbassett
LETTINGS AND SALES

**** DESIRABLE LOCATION **** This well presented two double bedroom second floor flat is located a short walk away from Longford Park and features double glazing and central heating throughout. Briefly comprising of a spacious living area, a fitted kitchen with a range of wall and base units and large part tiled bathroom with white suite incorporating a vanity unit with hand wash basin, bath with electric shower over and W/C. Also benefits from gated off road parking and built in storage in the hallway and bedroom. ENERGY RATING D.

Lounge
10'6" x 14'0" (3.21m x 4.29m)

Double glazed windows to rear, spacious lounge with carpet.

Kitchen
10'6" x 6'2" (3.22m x 1.88m)

Double glazed window to rear, fitted kitchen with a range of wall and base units and gas cooker.

Bedroom 1
10'1" x 10'2" (3.08m x 3.12m)

Double glazed window to front, good size bedroom with fitted wardrobes and carpet.

Bedroom 2
7'4" x 13'8" (2.25m x 4.18m)

Double glazed window to front, large double room with built in wardrobes.

Bathroom
6'3" x 6'3" (1.91m x 1.92m)

Double glazed window to side with privacy glass, part tiled bathroom with bath and shower over, W/C and handwash 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

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.

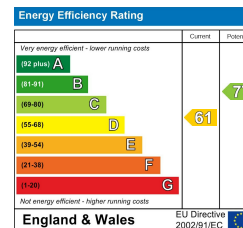
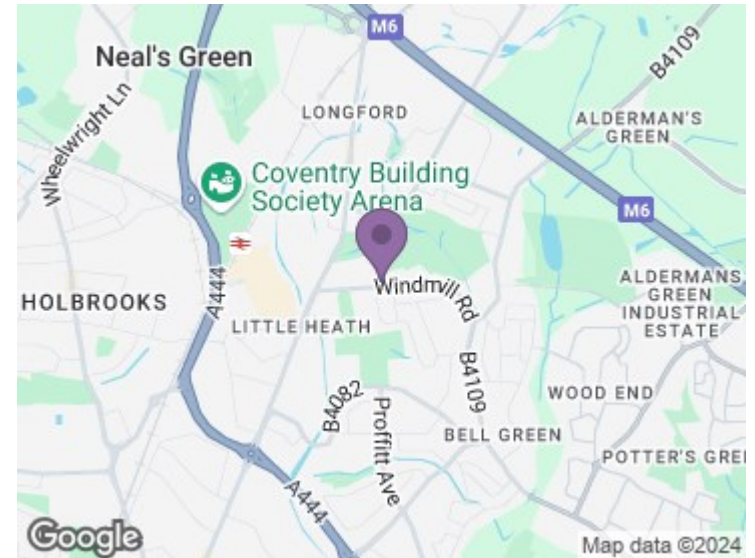
own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

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.



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