

COMMUNAL ENTRANCE & INTERCOM

HALLWAY

KITCHEN
8' 6" x 8' 5" (2.59m x 2.57m)

LOUNGE
15' 9" x 13' 1" (4.8m x 3.99m)

INNER LOBBY

BEDROOM
13' 10" x 10' 1" (4.22m x 3.07m)

BEDROOM
11' 4" x 9' 4" (3.45m x 2.84m)

BATHROOM WC

OUTSIDE STORE

COMMUNAL GARDENS

Ground Floor



IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



59 Lion Fields Avenue

Allesley, Coventry, CV5 9GL

£120,000



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£120,000

59 Lion Fields Avenue
Allesley, Coventry, CV5 9GL

- Second Floor Flat
- Close To All Amenities
- Lounge With Balcony
- Fitted Kitchen
- TWO DOUBLE BEDROOMS
- Bathroom WC
- Gas Fired Central Heating
- Outside Store
- Leasehold
- Tax Band A
- EPC Rating D

Viewing is strictly by appointment



Property Description

A spacious second floor flat located close to local schools, shops and public transport links. The property benefits from gas fired central heating and having NO UPWARD CHAIN. In brief the accommodation comprises: Communal entrance with intercom, communal hallway and stairs leading to the second floor, front entrance door, hallway, fitted kitchen, lounge with feature fireplace, south facing balcony, inner lobby, TWO DOUBLE BEDROOMS and a bathroom WC. Outside there are communal gardens and an outside store. MUST BE VIEWED.

The property is leasehold with approximately 87 years remaining, an annual ground rent of £10 and a service charge of £647.55 per annum.

MUST BE VIEWED INTERNALLY.

