



Photography by

Coopers

12 Carlton Gardens

Warwick Avenue, Earlsdon



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Warwick Avenue, Earlsdon, CV5 6DH

A rare opportunity to buy a two bedroom flat in one of the most popular blocks in Coventry. This top floor flat is very well positioned within the building, offering fantastic and uninterrupted views over the impressive gardens.



Offered for sale with no upward chain, the flat benefits from gas central heating and double glazing throughout. There are two very good sized bedrooms with large windows, a modern re-fitted bathroom, kitchen and adjacent large living room with a balcony off. Outside there is a private garage and large communal gardens. We are advised that this is a leasehold property with approximately 943 years remaining. The service charge is currently £450 per quarter and a nominal ground rent.

- Two bedroom flat on top floor
- Fantastic position within the block, offering best views over the gardens
- Gas central heating and double glazing
- Private garage
- Leasehold with approx. 944 years remaining
- £450 per qtr service charge and nominal ground rent

Guide Price

£249,995



Living Room



Living Room



Hallway



Bedroom One



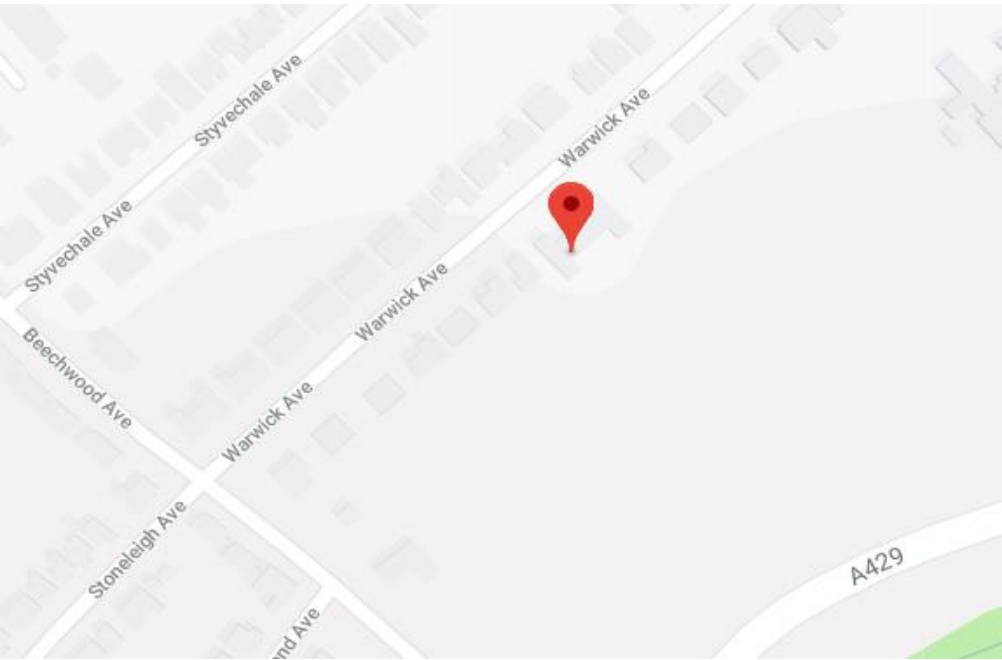
Bedroom Two



Kitchen



Bathroom



View over Garden



Rear Elevation

Tenure

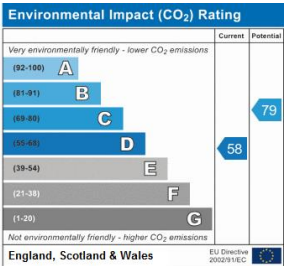
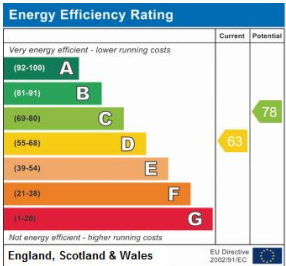
We are verbally told that this property is Freehold. This will be checked through Solicitors.

Fittings & Fixtures

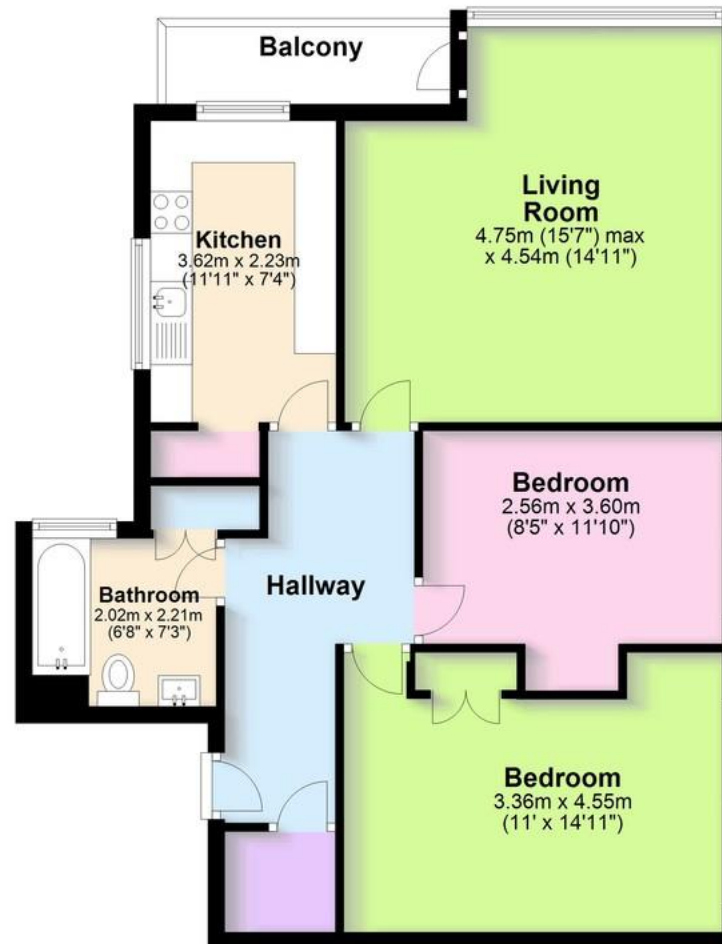
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

Council tax

According to valuation Office Website enquiries this property is in Band D



Ground Floor



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

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