99Home Ltd.
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2 Bed Flat In Seashell Close Coventry, Warwickshire, CV5 9PG

£40,000











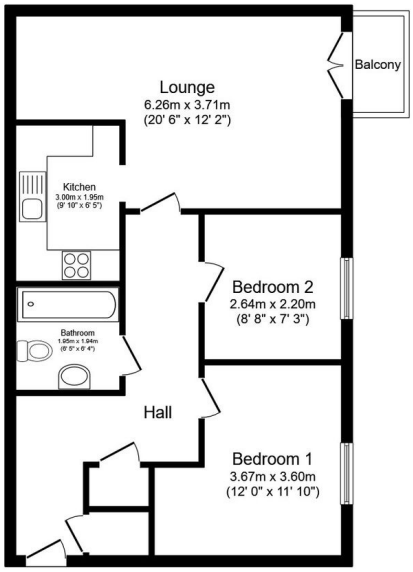
SHORT DESCRIPTION

Property Ref: 17639 A well-presented two-bedroom apartment located in the highly desirable area of Allesley, Coventry. The property is set within a pleasant residential development overlooking attractive communal gardens and green space. The apartment offers a spacious and bright lounge with access to a private balcony, providing a lovely outdoor space to relax and enjoy views of the surrounding greenery. There are two good-sized bedrooms, both offering comfortable living space and flexibility for a home office or guest room. The property has been well maintained throughout and benefits from a refurbished modern bathroom, neutral décor, and a clean, well-kept finish. Residents also benefit from access to well-maintained communal gardens and a communal bike shed for additional storage. The area is known for its friendly community feel, nearby green spaces, and excellent access to Coventry city centre, local shops, and transport routes. Overall, this is a fantastic opportunity to purchase a well-located and well-presented apartment in one of Coventry’s most sought-after residential areas. Good transport links (A45, Birmingham, Coventry city centre) Quiet block with only a few flats Allocated Parking and Street Parking Monthly Service Charge, Ground Rent and Building Insurance - £163.68. Monthly rent - £386.35 Shared Ownership – Important Buyer Information All prospective purchasers, including cash buyers, must complete a shared ownership affordability assessment and obtain approval from Stonewater Housing Association before proceeding with the purchase. Buyers may use their own mortgage broker, provided they can complete the required assessment, or choose TMP The Mortgage People, who specialise in shared ownership mortgages and affordability assessments. Full details will be provided upon enquiry. Please note lease details are for guidance purposes only,we would respectfully ask you to seek clarification of the exact terms of the lease from your solicitor. Property Type: Flat Full selling price: £160000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £40000.00 Monthly rent based on 25% share: £386.35 Remaining lease (in years): 83 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1964.16 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2	1	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



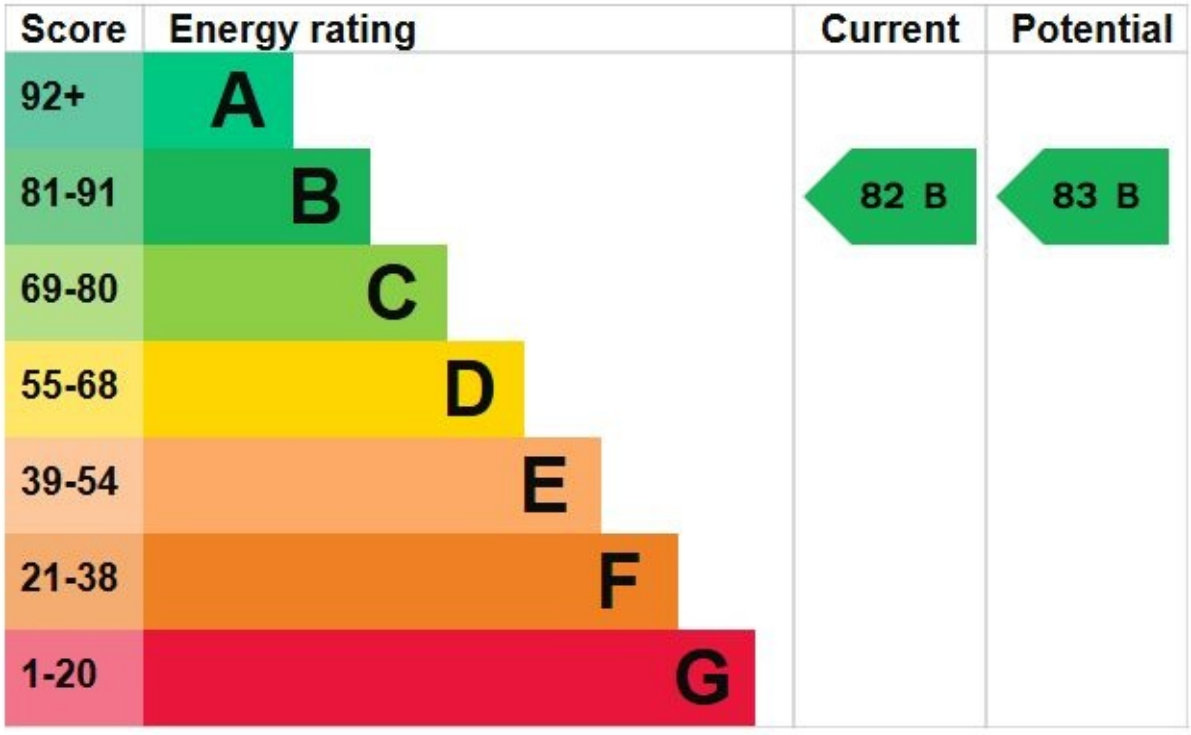
Ground Floor

Total floor area 65.0 sq.m. (699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

EPC GRAPH

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