



**20 Ridge Court,
Coventry, CV5 7PZ**

£120,000

For Sale



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- **Now available with Vacant Possession**
- Sought after area with shops nearby
- buses to Coventry, B`ham and airport nearby
- Double glazing & economy 7 heating
- Lounge, fitted kitchen
- Double bedroom & Shower room
- Allocated parking

Location: Along Holyhead Rd, into Pickford straight over at the Island into Parkhill Drive first right into Woodridge Avenue, which becomes Ridge Court

**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

Call **02476 258492**

Website: www.covagent.co.uk



Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



Located on the western fringes of the city in a very good location this one bedroomed modern flat would be great as a First home or someone downsizing, or could be a great rental investment.

Briefly the property comprises, Main entrance with carpeted hallways to the first floor. Inside the front door is a hallway, Lounge, kitchen, arch to double bedroom. Shower room. Allocated parking.

Communal hallway	with stairs to the first floor
Entrance Lobby	with store cupboard and storage heater
Lounge	4.27 x 3.25 - (14'0" x 10'8") with uPVC double glazed windows to 2 sides
Kitchen	with range of base and wall units with roll edge worktops, fridge, washer/dryer, electric hob and oven with cooker hood
Bedroom	2.13 x 2.87 - (7'0" x 9'5") with mirror door wardrobes
Shower room	With vanity wash basin, shower cubicle and door to separate WC.
Outside	Allocated parking space plus visitors shared parking

Tenure	Leasehold with 59 years unexpired and a ground rent of £45 pa. We are told that a lease extension can be obtained for approx £1800
Service Charge	A service charge of £70 to cover communal maintenance and buildings insurance
Council Tax	Band A

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			