



## 11 Mount Gardens, 19 Davenport Road, Earlsdon, Coventry, CV5 6QH

Asking Price £293,500

- Stunning Two Bedroom Apartment
- Lounge With Balcony & Fitted Kitchen
- Double Glazed And Centrally Heated Throughout
- Beautiful Walled Communal Gardens
- No Onward Chain
- Close To War Memorial Park
- EPC Rating C - 80
- Tandem Garage For Two Cars
- Shower Room
- Coventry City Council Tax Band D

# 19 Davenport Road, Coventry CV5 6QH

An immaculately presented top floor two bedroom apartment located in this well admired and sought after road. Davenport Road is adjacent to The War Memorial Park, a short stroll from Earlsdon High Street, Coventry Train Station and the City Centre. Within this desirable development it benefits a Juliet balcony looking onto the stunning communal walled gardens and tandem garage with space for two cars to be securely kept. Available to buy with no onward chain.



Council Tax Band: D



## **APPROACH**

The apartment block is set behind a formal lawn with mature shrub and tree borders.

## **COMMUNAL HALLWAY**

With security door access and stairs down to the garage. The front entrance door leads you through into:

## **ENTRANCE HALLWAY**

Coming through the hardwood door to the central hallway with radiator, coving to ceiling, sliding doors to storage area and Honeywell temperature control pad.

## **KITCHEN**

Wooden floor, window to the fore with roller blind and comprehensively fitted with high gloss white cabinets with tiled splashback surround. Appliances include a Bosch washing machine, Bosch dryer, Bosch fridge/freezer, AEG gas cooker with gas oven and microwave.

## **LOUNGE**

Having two walled lights, radiator, wall mounted television bracket, Juliet balcony to the fore overlooking the stunning communal gardens with Louvolite electric blinds. Small wooden phone table with phone and freestanding electric radiator. TV and electronic points throughout.

## **BEDROOM 1**

Having built in wardrobes and drawers, large windows to fore with radiator beneath.

## **BEDROOM 2**

Having a large windows to fore with blinds and radiator below, mirror and built in sliding wardrobe.

## **SHOWER ROOM**

Mains fed shower, two heated towel rails, cabinet wash hand basin, window, wall-mounted toilet, mirror, full length cabinet and ceramic tile floor

## **DOUBLE GARAGE**

With remote up and over door. There is power and lighting laid on.

## **WORKSHOP**

At the end of the garage is a workshop with bench and power and lighting.

## **WALLED GARDENS**

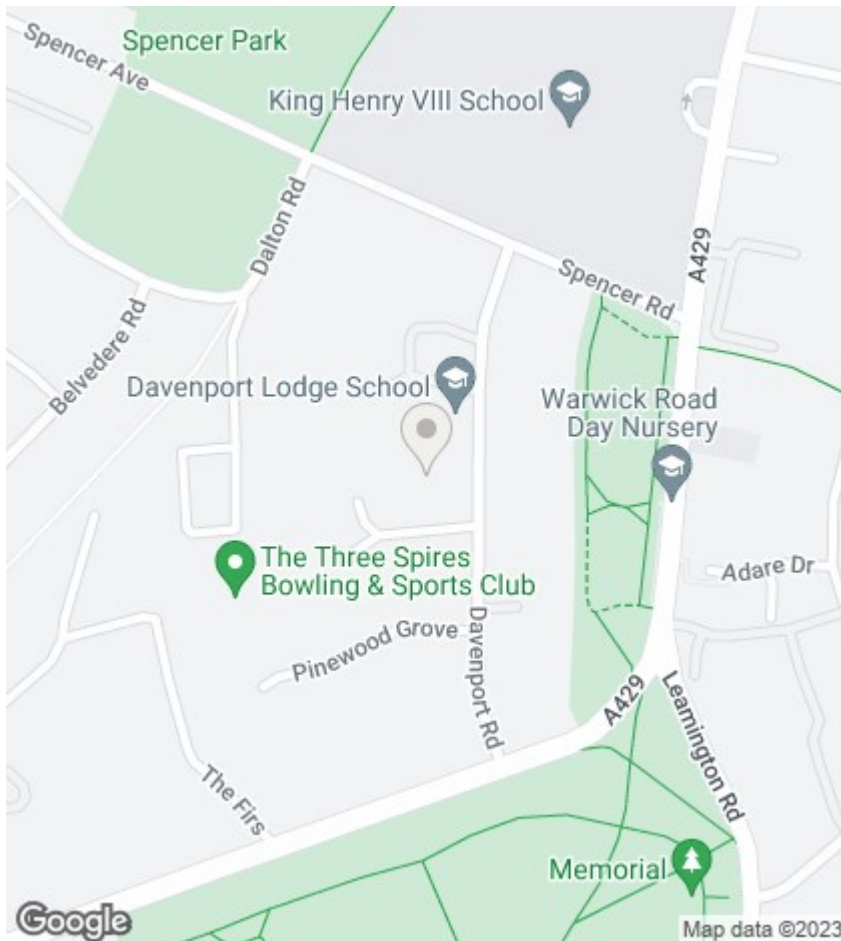
The apartment is located on the top floor and as such makes the best of these fantastic gardens. The gardens are walled and mainly laid to lawn with mature trees and flower beds.

## **LEASEHOLD INFORMATION**

The property is held on a lease of 999 years dated from 29th September 1978. The yearly ground rent is a peppercorn rent.

In purchasing the apartment you acquire a share of the freehold held under Mount Gardens Residents Association Ltd.

The maintenance charge is £1,920 per annum and can be paid over the course of the year through monthly standing order.



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

