



Flat 3, Darlaston Court, Main Road, Meriden CV7 7NJ £115,000

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KEY FEATURES

Extended Lease
 Top Floor Apartment
 Recently Renovated Internally
 Lounge / Kitchen
 Two Bedrooms / Re-Fitted Bathroom
 Electric Heating / Double Glazing
 Garage Included

Flat 3 Darlaston Court is a two bedroom top floor apartment benefitting from a great aspect which enables lovely views over the duck pond in Meriden. The apartment is just a short walk from the heart of Meriden and the local shops.

Tenure

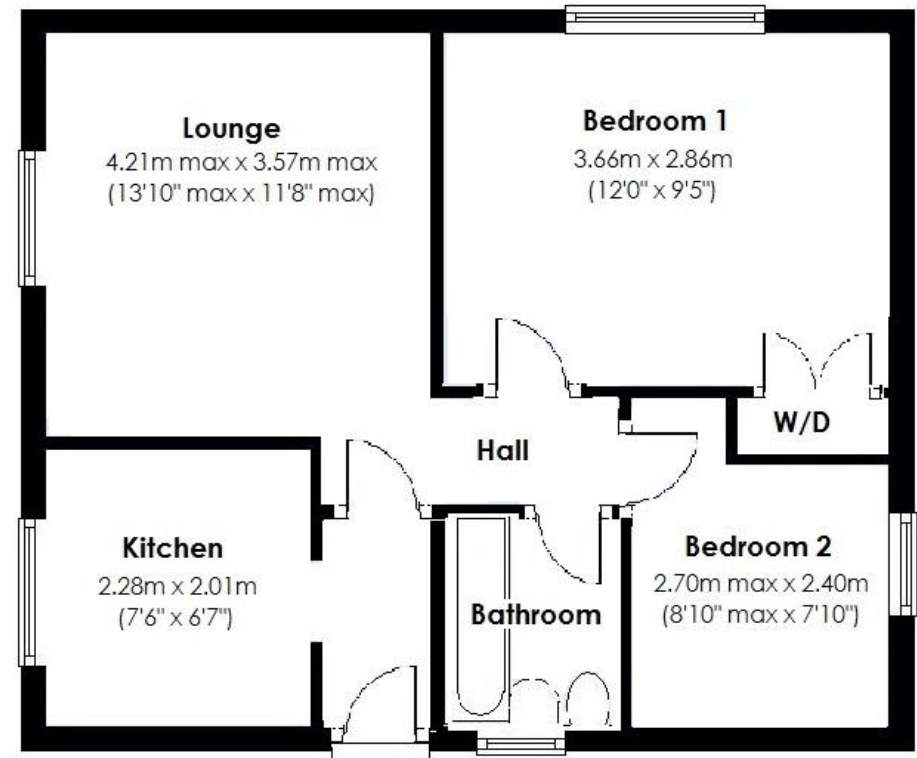
We have been advised that the property is LEASEHOLD having 146 years unexpired. The service charge and ground rent for a six month period is £600. Building Insurance is included in this. However, you should check this with your legal advisor before exchanging contracts.

Vendors Comments

I have owned the flat for 10 years, during which time it has been my home and it has been a profitable rental property. The village of Meriden itself offers a selection of fantastic pubs, sports parks, golf courses as well as other local amenities and is nicely situated close by to the other picturesque villages of Knowle, Hampton in Arden and Balsall Common. Due to the flat's elevated position on the top floor it has superb views of the surrounding country side and the village duck pond. The top floor also has the added benefits of being quiet and of having a large loft space ideal for storage.

Since owning the property I have modernised the heating, electrics and digital external aerial. I have also recently renovated the bathroom and the flat has had cavity wall insulation. The biggest investment I have made in the property has been to extend the lease. I opted for a higher premium lease extension to gain an exceptionally long lease with no ground rent to pay.

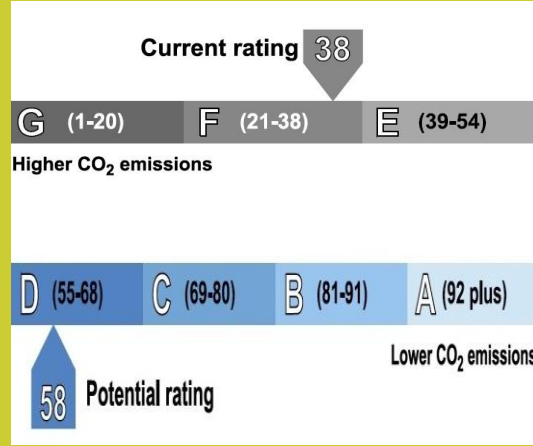
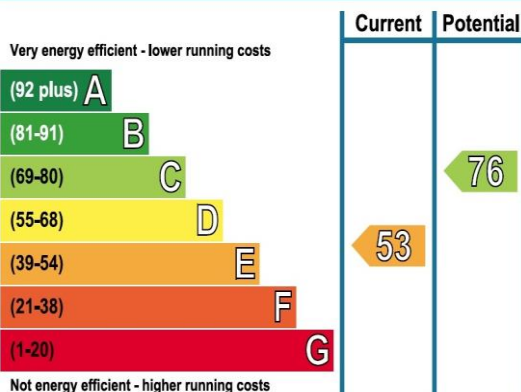
Flat 3, Darlaston Court



Viewing Arrangements

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Energy Efficiency Rating



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



View from Bedroom 1