



70 Gregory Avenue, Styvechale, Coventry, CV3 6DL

Guide Price £480,000

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***ENTIRELY RENOVATED LUXURY 4 BEDROOM ULTRA MODERN DETACHED HOME set on a large plot boasting substantial Parking and plenty potential, nestled in this Cul-de-sac in desirable STYVECHALE with exceptional Amenities incl. reputable Schools, The WAR Memorial Park, City Centre and plenty More...



Council Tax Band: D



LUXURY HOMES

Treat yourself to this Coveted 3/4 BEDROOM DETACHED HOME WITH SUBSTANTIAL PARKING & GARDEN SPACE nestled in this Cul-de-Sac Location in desirable 'STIVICHALL' boasting exceptional amenities including access to reputable schools (King Henry VII, FINHAM Park, Stivichall and Grange Farm Primary), The WAR Memorial Park, City Centre, TRAIN Station, road/transport links and plenty More....

Newly renovated this Grande property affords you the following high level of specification and impressive fixtures and fittings:

- 2 Ground floor receptions (front usable as a 4th Double bedroom).
- Captivating kitchen diner with breakfast bar, Skylights and garden views making for great entertainment space.
- Integrated appliances (Cooker, oven, fridge freezer, washing machine, Dishwasher).
- Utility.
- Home office.
- Slick fully tiled Shower and Bathrooms with vanity units.
- 3 DOUBLE bedrooms.
- Worcester Bosch boiler.
- Block paved Drive and further hard standing.
- Expansive GARDEN laid to lawn with Patio.

WANT TO SEE MORE ?

Contact MAISON Estates (Sorry no students or Corporate Lets)

Application payments:

If you wish to apply to rent a property through MAISON Estates Ltd (the Agent), then you are required to pay a holding deposit which is equivalent to one weeks rent which is payable upon application. It can be retained by the Agent to cover administration costs if the tenant withdraws, fails Right to Rent checks, imparts false or misleading statement or fails to take reasonable steps to enter into a tenancy. The holding deposit forms part of the first month's rent should the tenancy proceed.

Should the Landlord or Agent withdraw from the application, then this sum will be refunded to the tenant within 7 days of withdrawal.

Security Deposit will be capped at 5 weeks rent for rents of up to £50,000 per annum.

The following payments are permitted during terms of tenancy:

Substitution of tenant: £50.00 and/or reasonable administration costs as advised at time of request.

Changes to terms and conditions of a tenancy: £50.00 and/or reasonable administration costs as advised at time of request.

Early termination of tenancy: The tenant is liable to pay the landlord's agency set-up costs to remarket the property and facilitate a new tenancy. This cost is payable to the agent in advance of remarketing.

Lost keys or security devices: Tenants are liable for actual costs of replacing lost keys or other security devices. If the loss results in changing of lock(s), the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other parties requiring keys will be charged to the tenant. Any associated extra costs will be chargeable at £15 per hour.

Rent arrears: Interest on rent arrears will be charged at 3% above the Bank of England base rate and levied once the rent is over 14 days late.

Tenancies created prior to 1/6/19 are still subject to a contract renewal fee of £50.00 until 31/5/2020.

Providing a written reference to prospective landlord or agent: £65.

Maison Estates operating hourly rate is £85 which may be used to ascertain costs for changing terms and conditions to a tenancy where requested by a tenant.

(All costs and fees are inclusive of VAT.)

For information:

Maison Estates are members of the NLA (National Landlords Association) and UKALA (UK Association of Letting Agents).

Our clients are protected by 'Client Money Protection' (membership No: 150839) cover with CM Protect which is an insurance cover that protects landlords and tenants against the theft of their money, whilst in the custody and control of an agent. The limits of compensation that CM Protect provides to landlords and tenants of UKALA members are: A maximum of £500,000 any one incident of theft committed by a UKALA member. A maximum of £25,000 to any one landlord or tenant. This cover is for theft of clients money, which is the care, custody or control of the insured (a UKALA member) by a Principal, Partner, Director or Shareholder (acting on behalf of the member).

Maison Estates are members of a redress scheme with The Property Ombudsman (TPO) Ltd (Membership No: D7316), Milford House, 43-45 Milford Street, Salisbury, Wiltshire, SP1 2BP. Tel: 01722 333 306. www.tpos.co.uk.

Disclaimer for virtual showings:

If you rent a property based solely on a virtual showing then Maison Estates Limited will not accept liability for any anomalies in the information supplied, including but not limited to, video and images. Should you submit an application to rent a property then you accept that any representations made in relation to the property are based on virtual information only provided by the landlord to Maison Estates Limited. You are advised to undertake further enquiries and a physical showing if in any doubt prior to application to rent a property.

Please consult Maison Estates Limited for any further information.

LUXURY Homes

DETACHED PROPERTY TRANSFORMED INTO A LUXURY 3/4 BEDROOM ULTRA MODERN HOME set on a Large plot nestled in this Cul-de-Sac in desirable 'Styvechale' boasting exceptional Amenities including reputable schools (King Henry VIII, FINHAM Park, Stivichall and Grange Farm Primary, Bishop Ullathorne Catholic etc.), only moments from The WAR Memorial Park, City Centre, TRAIN Station, Central Six Retail Park, road/transport links and plenty More....

Perfectly re-modelled catering for modern Family living, high level of specification includes:

- 2 Ground floor receptions (front usable as a 4th Double bedroom).
- Striking kitchen diner with breakfast bar, Skylights and garden views making for great entertainment space.
- Integrated appliances (Cooker, oven, fridge freezer, washing machine, Dishwasher).
- Utility.
- Home office.
- Slick fully tiled Shower and Bathrooms with vanity units.
- 3 DOUBLE bedrooms to first floor.
- Block pave Drive and further hard standing to side aspect providing substantial Parking and plenty potential.
- Boarded loft with power.
- Expansive GARDEN laid to lawn with Patio.

TENURE:

- Freehold.
- NO CHAIN.
- Council Tax Band: D..

CERTIFICATES:

- EPC Rate: D (Exp: 19/11/33)
- Gas safety certificate (Exp: 7/6/25)
- Electrical Installation Certificate - EIC (Exp: 7/12/33).

NOTE:

- Worcester Bosch combination boiler.
- Rewired and RCD updated in 2022.

DIMENSIONS (To widest point):

- Kitchen diner: 2.88m x 5.78m
- Reception/lounge: 3.56m x 3.45m
- Home office: 2.09m x 2.23m
- Bed 1: 3.65m x 3.64m
- Bed 2: 3.56m x 3.39m
- Bed 3: 3m x 2.29m
- Bed 4 (ground floor): 3.65m x 3.64m
(see floorplan).

MUST BE VIEWED TO BE FULLY APPRECIATED
Contact: Sanjay Panchal at MAISON Estates

Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

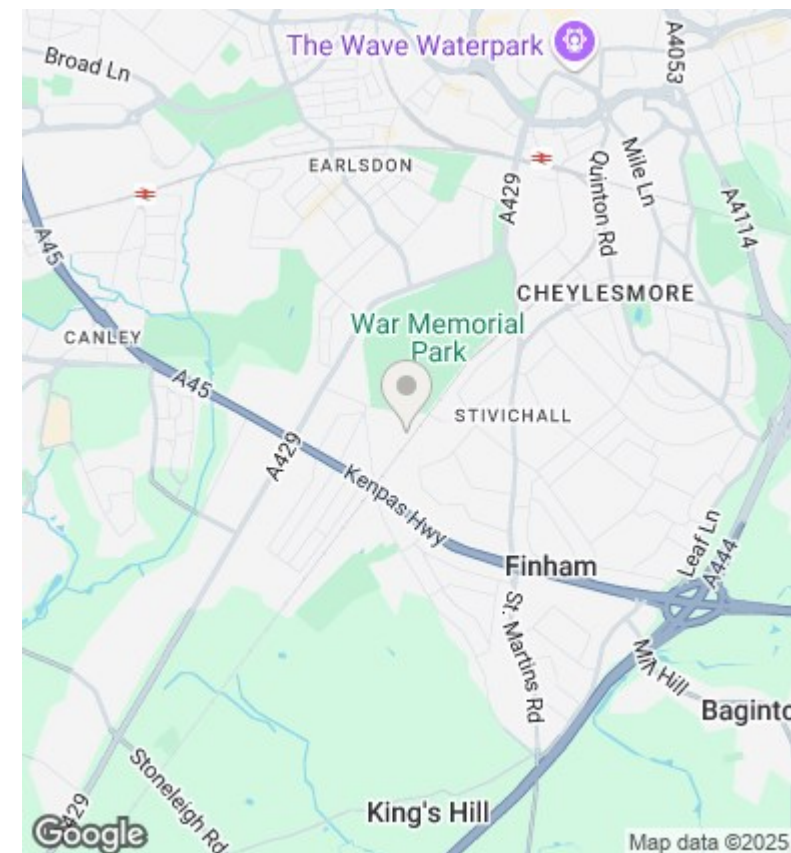
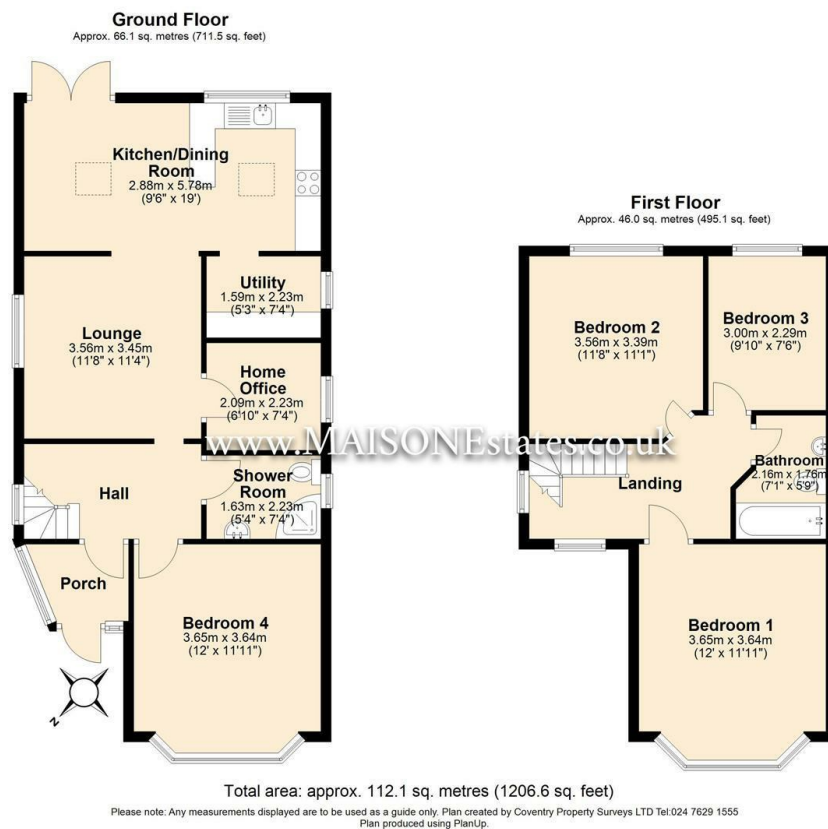
MONEY LAUNDERING REGULATIONS 2003

Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Please consult Maison Estates for further information.







Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC