



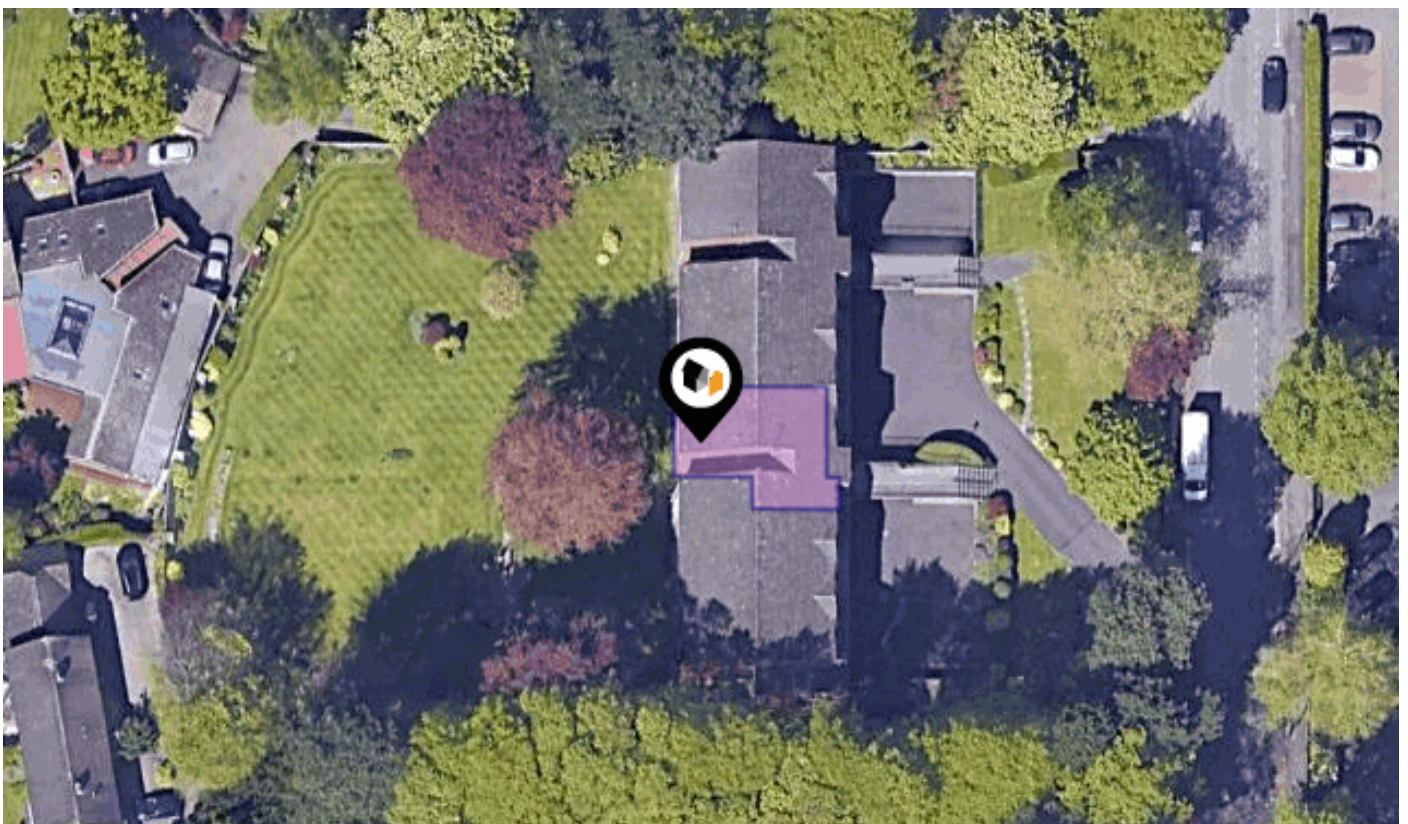
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 20<sup>th</sup> November 2023**



## **MOUNT GARDENS, 19, DAVENPORT ROAD, COVENTRY, CV5**

**Price Estimate :** £295,000

### **Walmsley's The Way to Move**

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

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www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### Your property details in brief.....

A renovated, spacious & stylish, top floor apartment (2nd floor)

Stunning tree top views & sliding Juliet balcony doors

Two double bedrooms with built in wardrobes & storage

Spacious & contemporary three piece bathroom

Tandem garage with electric door & ground floor walk in storeroom

Modern & comprehensively fitted kitchen

Gas central heating & double glazing

EPC Rating C, Total 954 Sq.Ft or 89 Sq M & NO UPWARD CHAIN

*These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.*

*For all enquiries, questions, queries and concerns please contact us on*  
***sales@walmsleysthewaytomove.co.uk or 0330 1180 062***



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£268
<b>Bedrooms:</b>	2	<b>Price Estimate:</b>	£295,000
<b>Floor Area:</b>	968 ft <sup>2</sup> / 90 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.03 acres	<b>Start Date:</b>	11/11/2014
<b>Year Built :</b>	1976-1982	<b>End Date:</b>	29/09/2977
<b>Council Tax :</b>	Band D	<b>Lease Term:</b>	999 years from 29 September 1978
<b>Annual Estimate:</b>	£2,076	<b>Term Remaining:</b>	954 years
<b>Title Number:</b>	MM44708		
<b>UPRN:</b>	200001561494		

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Kenilworth Road, Coventry
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>69</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

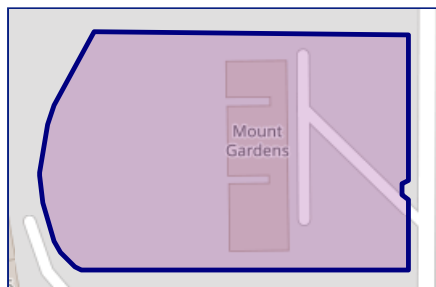


### Satellite/Fibre TV Availability:



## Freehold Title Plan

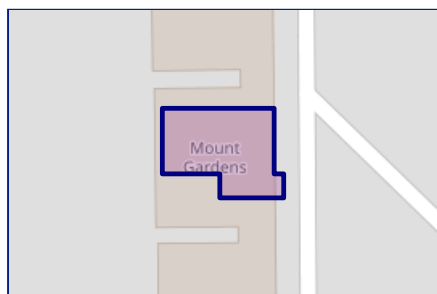
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**WM104056**

## Leasehold Title Plan

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**MM44708**

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Start Date:	11/11/2014
End Date:	29/09/2977
Lease Term:	999 years from 29 September 1978
Term Remaining:	954 years

# Property EPC - Certificate



Mount Gardens, 19 Davenport Road, CV5

Energy rating

**C**

Valid until 15.09.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

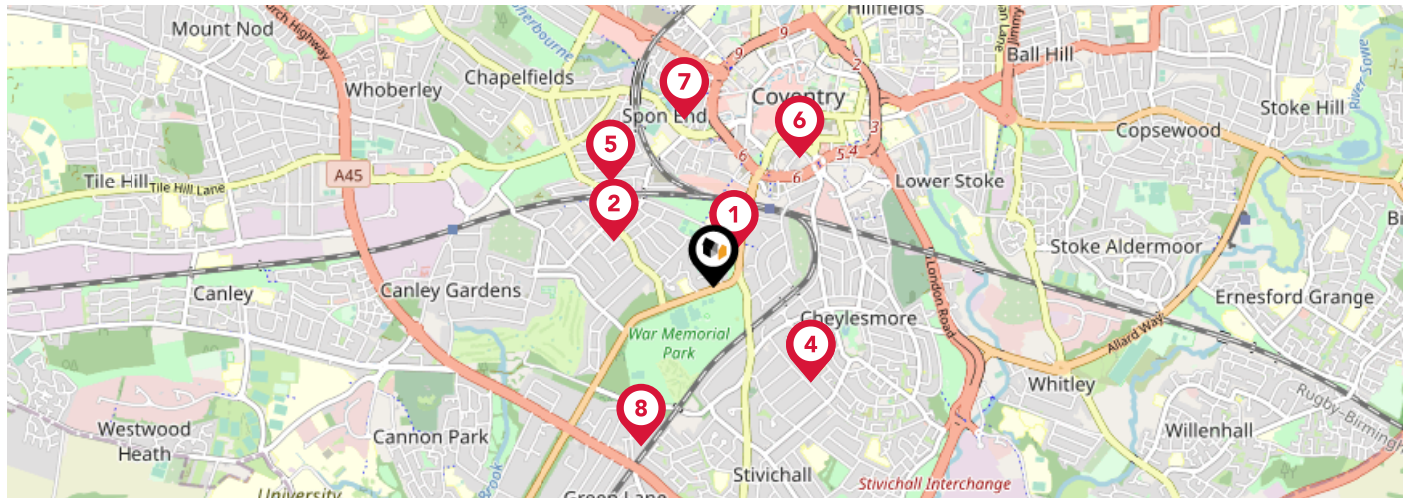
## EPC - Additional Data



### Additional EPC Data

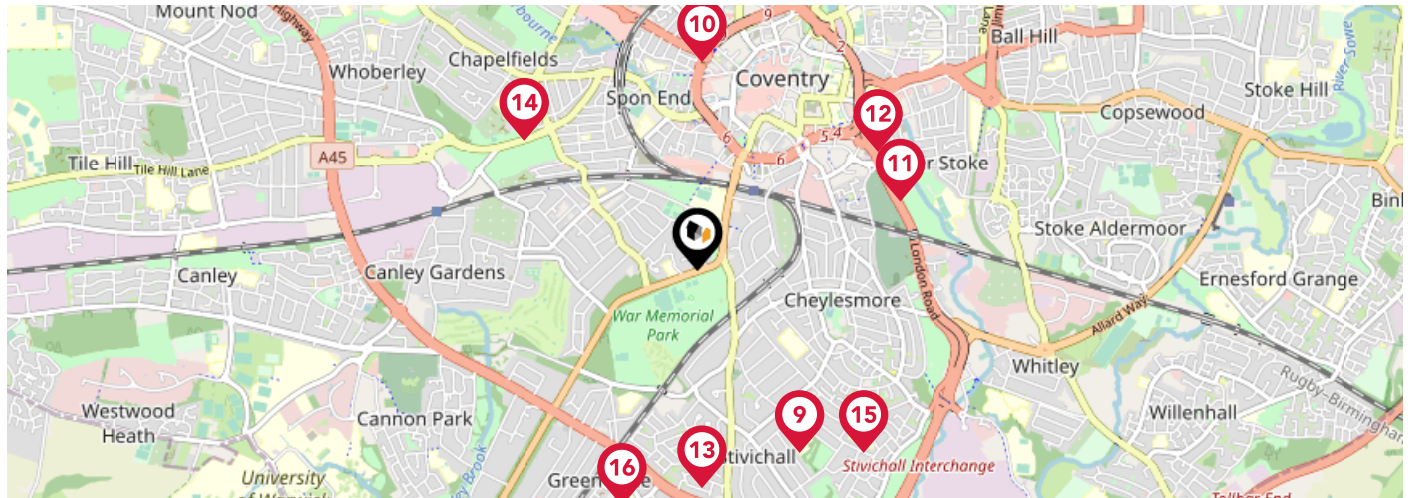
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	03
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	90 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

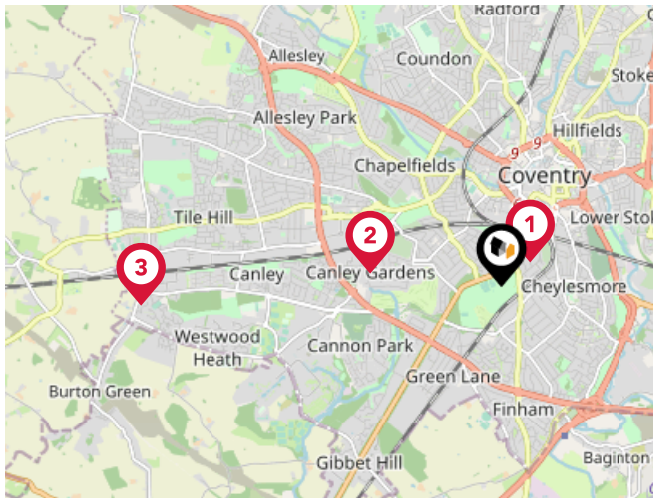
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry University</b> Ofsted Rating: Good   Pupils:0   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

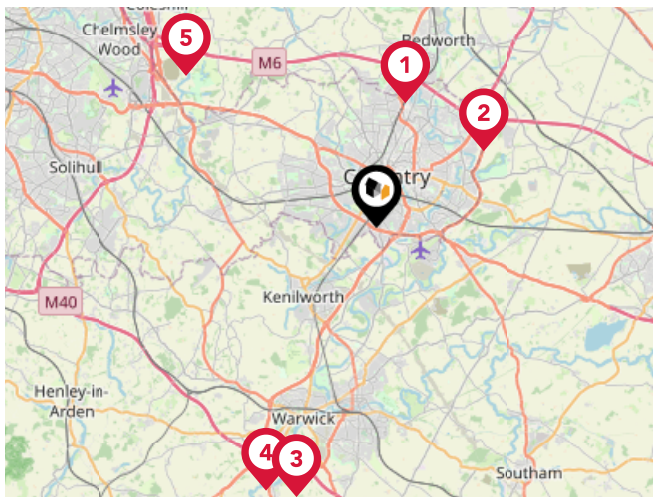


# Area Transport (National)



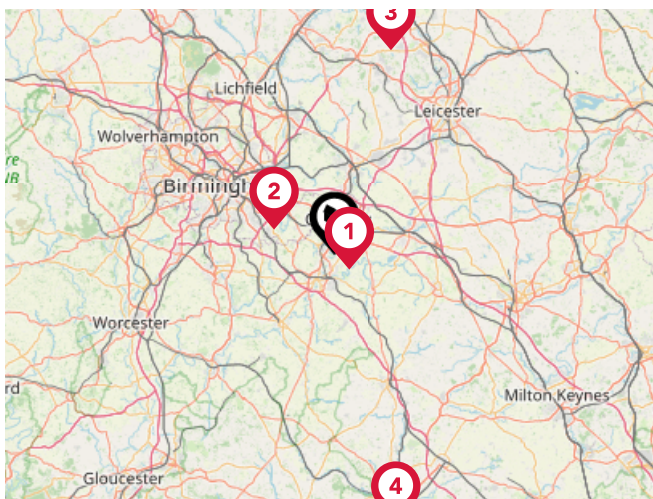
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.34 miles
2	Canley Rail Station	1.19 miles
3	Tile Hill Rail Station	3.27 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.66 miles
2	M6 J2	4.8 miles
3	M40 J14	10.16 miles
4	M40 J15	10.3 miles
5	M6 J3A	8.81 miles

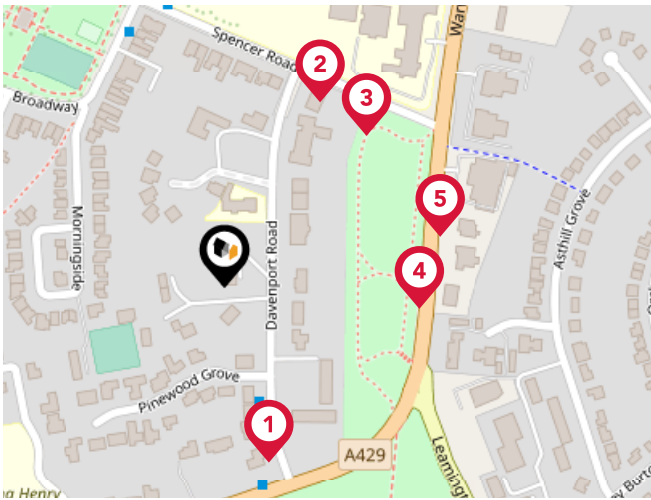


## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.79 miles
2	Birmingham International Airport	9.72 miles
3	East Midlands Airport	30.75 miles
4	London Oxford Airport	40.04 miles

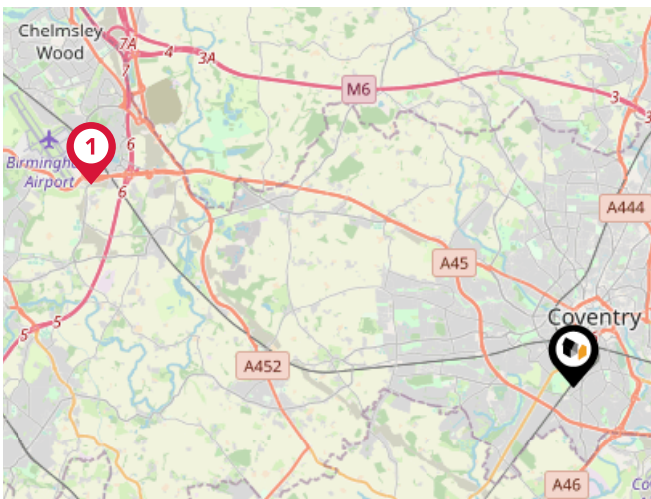
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Coventry Preparatory School	0.1 miles
2	King Henry VIII School	0.12 miles
3	King Henry VIII School	0.12 miles
4	Leamington Rd	0.11 miles
5	Leamington Rd	0.12 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.46 miles

# Market Sold in Street



<b>Flat 11, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	09/08/2022	14/06/2013	28/01/2011	
Last Sold Price:	£260,000	£215,000	£194,000	
<b>Flat 1, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	26/02/2020			
Last Sold Price:	£260,000			
<b>Flat 7, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH</b>				other House
Last Sold Date:	02/05/2019			
Last Sold Price:	£250,000			
<b>Flat 13, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	21/11/2017			
Last Sold Price:	£205,000			
<b>Flat 9, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	12/10/2017			
Last Sold Price:	£200,000			
<b>Flat 12, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	22/12/2016			
Last Sold Price:	£200,000			
<b>19a, Davenport Road, Coventry, CV5 6QH</b>				Detached House
Last Sold Date:	02/12/2016			
Last Sold Price:	£665,000			
<b>Flat 14, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	22/08/2013			
Last Sold Price:	£167,000			
<b>Flat 10, Mount Gardens, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	16/07/2012			
Last Sold Price:	£175,000			
<b>Flat 7, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	13/02/2009			
Last Sold Price:	£175,000			
<b>Flat 3, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	21/12/2005			
Last Sold Price:	£185,000			
<b>Flat 11, 19, Davenport Road, Coventry, CV5 6QH</b>				Flat-maisonette House
Last Sold Date:	29/04/2005			
Last Sold Price:	£182,000			

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street



<b>Flat 14, 19, Davenport Road, Coventry, CV5 6QH</b>	Flat-maisonette House
Last Sold Date: 16/06/1998	
Last Sold Price: £93,000	
<b>Flat 1, 19, Davenport Road, Coventry, CV5 6QH</b>	Flat-maisonette House
Last Sold Date: 15/09/1997	
Last Sold Price: £89,000	
<b>Flat 5, 19, Davenport Road, Coventry, CV5 6QH</b>	Flat-maisonette House
Last Sold Date: 27/03/1997	
Last Sold Price: £95,000	
<b>Flat 6, 19, Davenport Road, Coventry, CV5 6QH</b>	Flat-maisonette House
Last Sold Date: 06/03/1995	
Last Sold Price: £80,000	

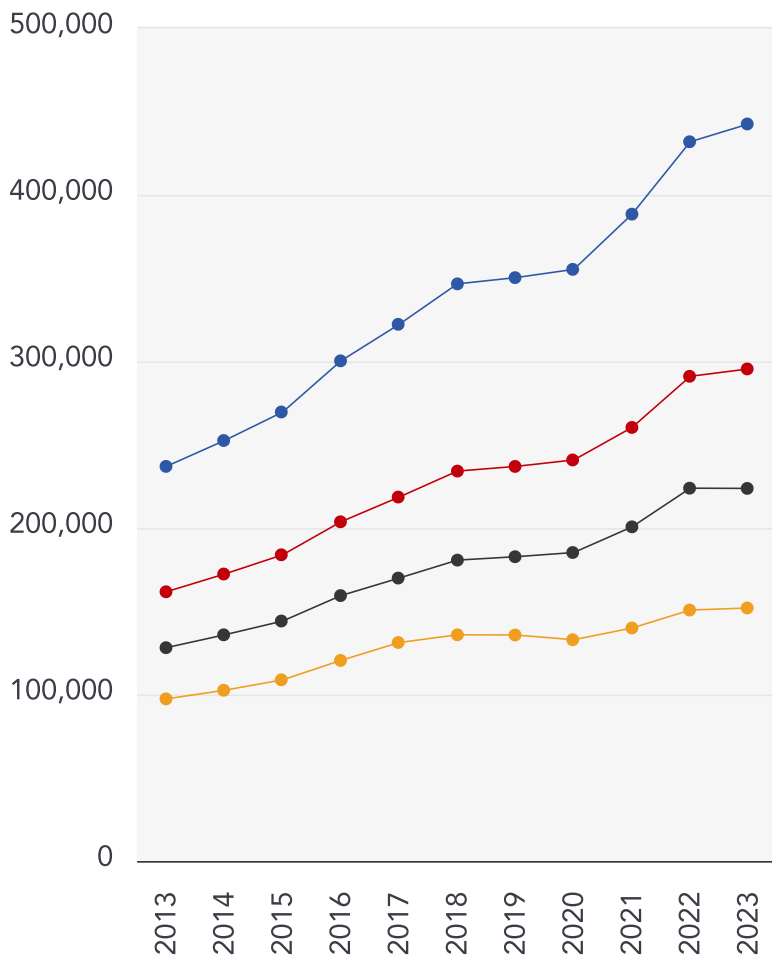
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in CV5



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**

# Walmsley's The Way to Move Testimonials



## Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

## Testimonial 2



"A pleasure to deal with." - LinkedIn

## Testimonial 3



"Great photography and video." - LinkedIn

## Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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# Agent Disclaimer



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## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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