



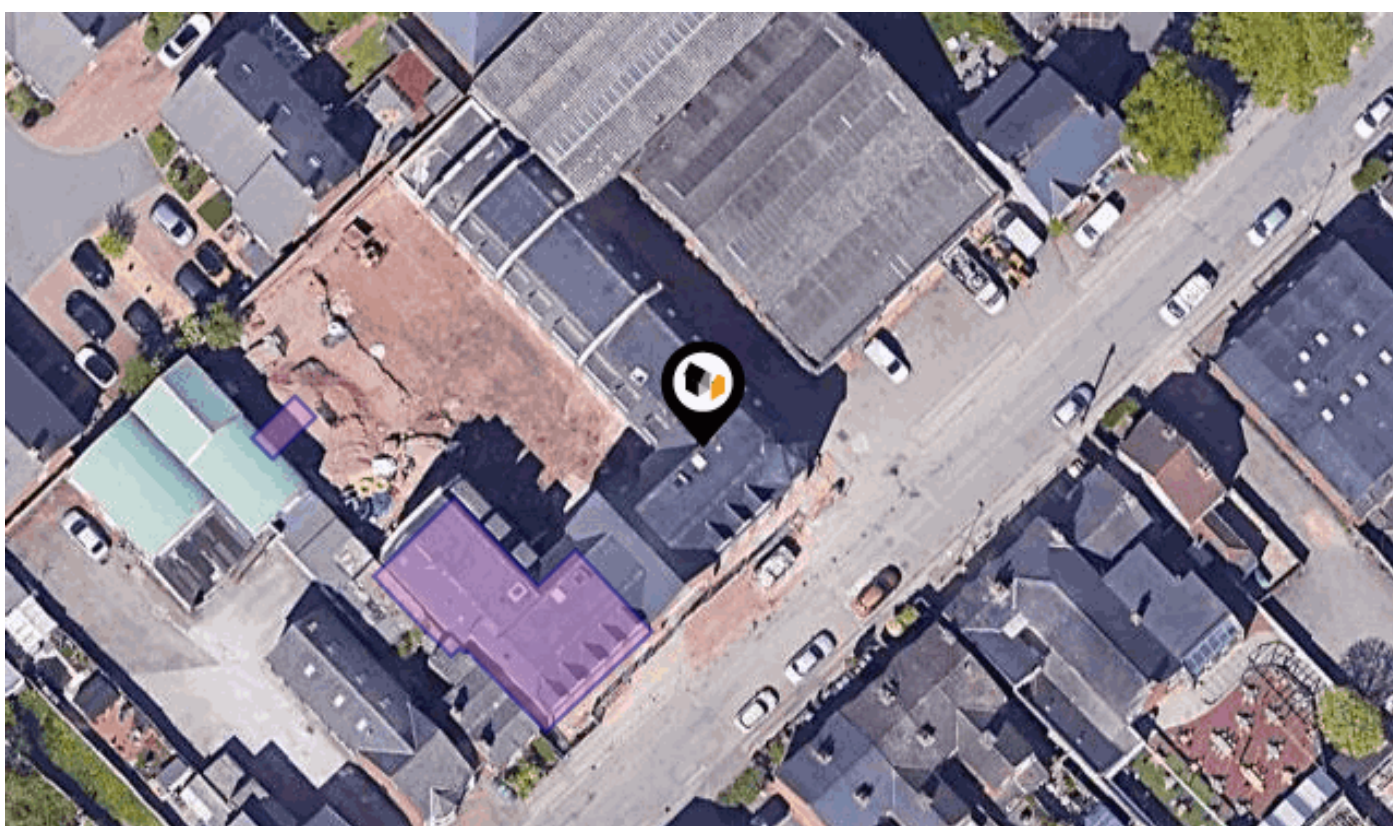
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 24<sup>th</sup> November 2023**



**BERKELEY COURT, 37, WARWICK STREET, COVENTRY, CV5**

**Price Estimate :** £240,000

## Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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

A superb, 2nd & top floor "loft" style apartment

Two excellent bedrooms (one with a bank of fitted wardrobes)

Spacious, bright & stylish open plan kitchen, living & dining

Contemporary bathroom with skylight

Allocated parking bay to rear of development

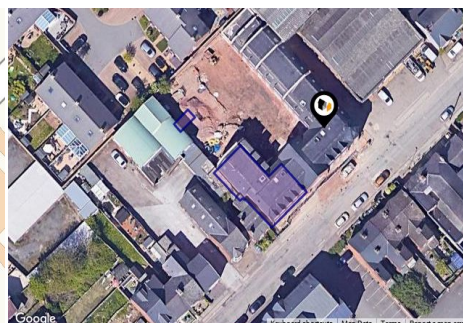
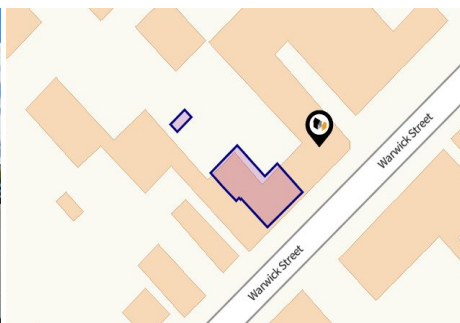
Close to the centre of Earlsdon & all local amenities

Service charges & ground rent approx £1200 per annum

EPC Rating B, Total 846 Sq.Ft or 78 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@walmsleythewaytomove.co.uk or 0330 1180 062***



## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,615
<b>Title Number:</b>	MM164151
<b>UPRN:</b>	10095510401

<b>Last Sold £/ft<sup>2</sup>:</b>	£314
<b>Price Estimate:</b>	£240,000
<b>Tenure:</b>	Leasehold
<b>Start Date:</b>	19/12/2021
<b>End Date:</b>	29/09/2170
<b>Lease Term:</b>	150 years from and including 30 September 2020 to and including 29 September 2170
<b>Term Remaining:</b>	146 years

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**



BERKELEY COURT, 37 WARWICK STREET, CV5		Energy rating	
		B	
Valid until 04.10.2030			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

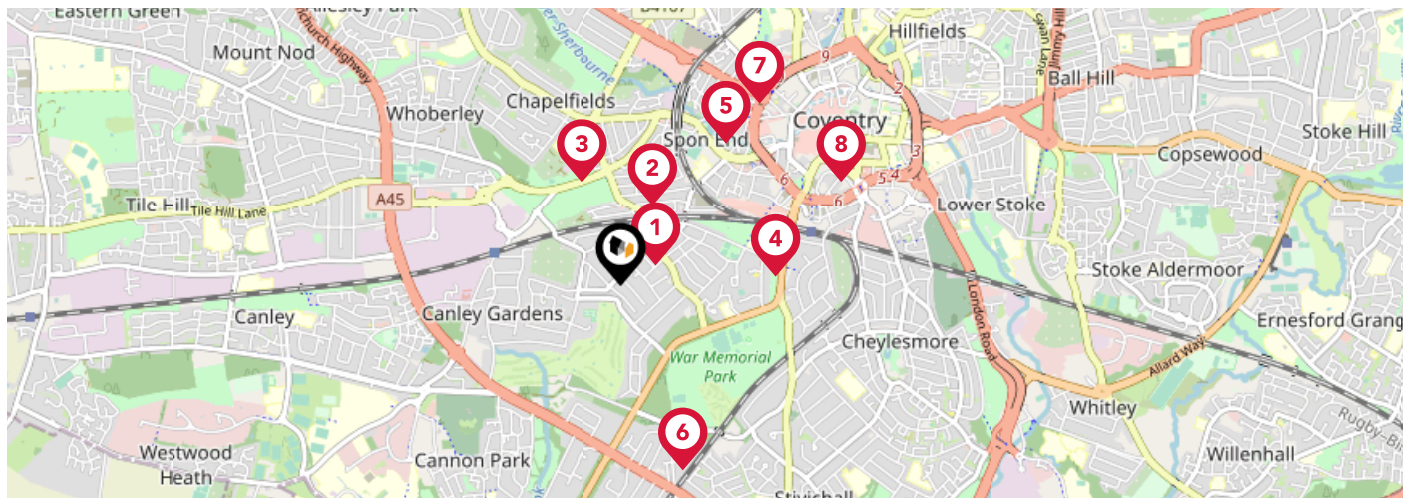


### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Floor Level:</b>	3
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.19 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.13 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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>	(other premises below)
<b>Total Floor Area:</b>	65 m <sup>2</sup>

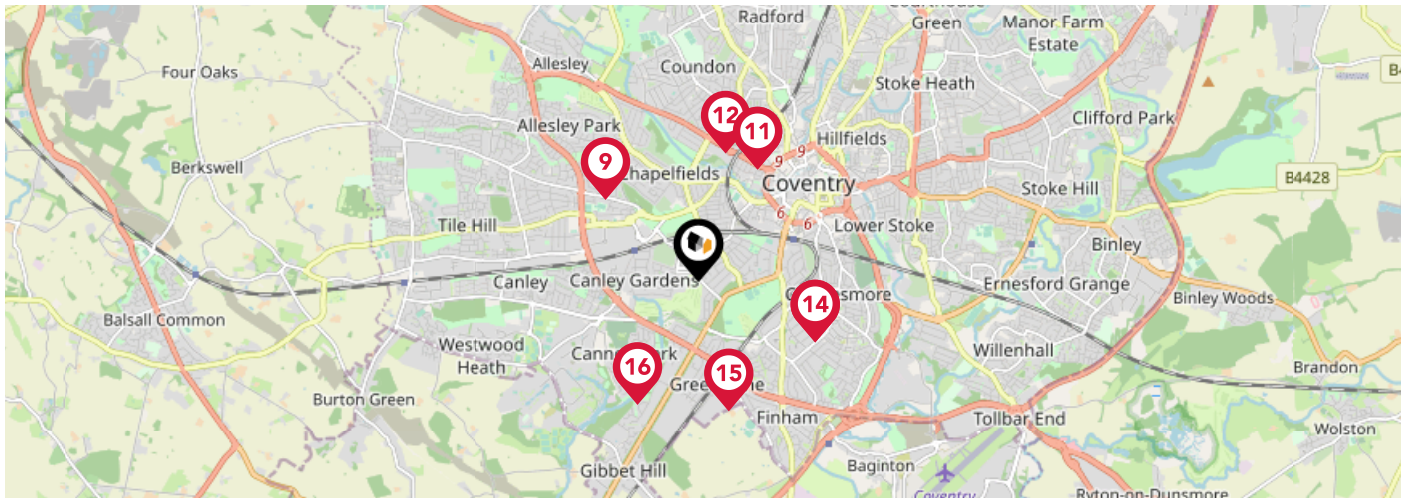










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

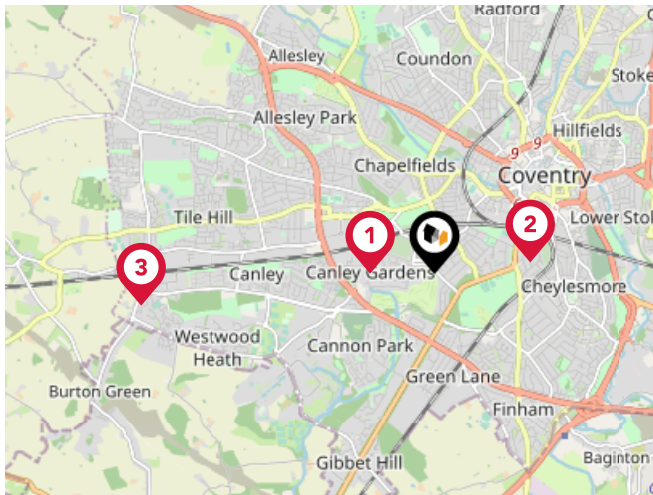
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance: 1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils: 0   Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance: 1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

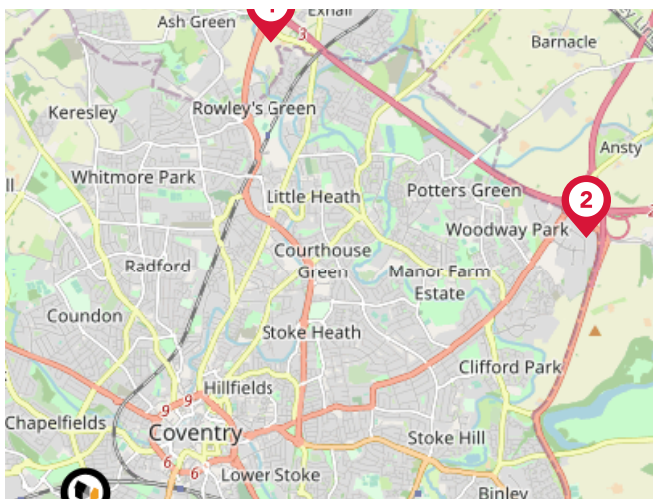
# Area

## Transport (National)



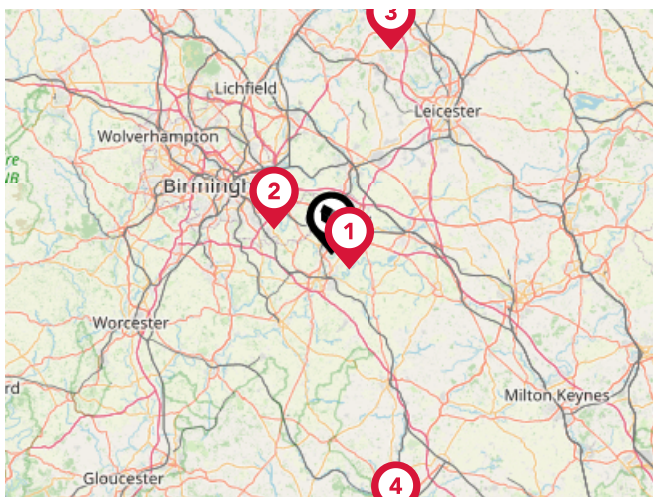
### National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.58 miles
	Coventry Rail Station	0.87 miles
	Tile Hill Rail Station	2.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.72 miles
	M6 J2	5.25 miles
	M40 J14	10.12 miles
	M40 J15	10.2 miles
	M6 J3A	8.27 miles



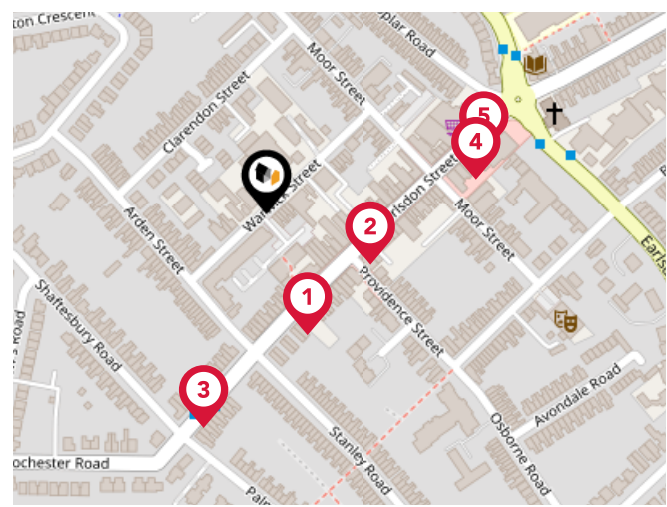
### Airports/Helipads

Pin	Name	Distance
	Coventry Airport	3.31 miles
	Birmingham International Airport	9.12 miles
	East Midlands Airport	30.8 miles
	London Oxford Airport	40.29 miles








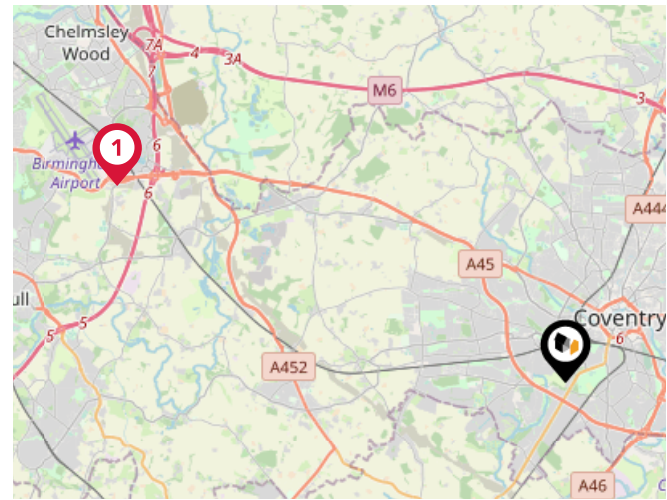
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Providence St	0.07 miles
	Providence St	0.06 miles
	Shaftesbury Rd	0.13 miles
	Earlsdon Avenue	0.12 miles
	Earlsdon Avenue	0.13 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.85 miles

# Market Sold in Street



<b>Apartment 12, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 24/06/2022	
Last Sold Price: £225,000	
<b>Apartment 4, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 14/06/2022	
Last Sold Price: £235,000	
<b>Apartment 1, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 27/05/2022	
Last Sold Price: £235,000	
<b>Apartment 19, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 11/05/2022	
Last Sold Price: £232,500	
<b>Apartment 3, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 18/03/2022	
Last Sold Price: £237,500	
<b>Apartment 11, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 18/02/2022	
Last Sold Price: £240,000	
<b>Apartment 10, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 13/01/2022	
Last Sold Price: £222,500	
<b>Apartment 7, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 20/12/2021	
Last Sold Price: £225,000	
<b>Apartment 18, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 20/12/2021	
Last Sold Price: £225,000	
<b>Apartment 8, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 20/12/2021	
Last Sold Price: £295,000	
<b>Apartment 14, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 20/12/2021	
Last Sold Price: £225,000	
<b>Apartment 5, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP</b>	Flat-maisonette House
Last Sold Date: 20/12/2021	
Last Sold Price: £220,000	

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

# Market Sold in Street



Apartment 17, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP		Flat-maisonette House
Last Sold Date:	03/12/2021	
Last Sold Price:	£230,000	
Apartment 2, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP		Flat-maisonette House
Last Sold Date:	24/09/2021	
Last Sold Price:	£220,000	
Apartment 9, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP		Flat-maisonette House
Last Sold Date:	25/06/2021	
Last Sold Price:	£245,000	
Apartment 16, Berkeley Court, 37, Warwick Street, Coventry, CV5 6QP		Flat-maisonette House
Last Sold Date:	16/12/2020	27/04/2018
Last Sold Price:	£255,000	£1,240,000

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

# 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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## 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.

# Walmsley's The Way to Move

## Data Quality

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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