

Atkinson Stilgoe **

Monticello Way Coventry

Monticello Way Coventry CV4 9WN







Property Description

A bright and airy top floor apartment with lovely views, large windows, comprising of lovely open plan lounge and kitchen area, two bedrooms and two bathrooms, lift and parking.

Approach

Security entry phone system leads to communal entrance hall with lift.

Entrance Hallway

Front door leads through to entrance hall with large storage cupboard, having space and plumbing for automatic washing machine.

Lounge Area

14' 2" x 13' 6" Max (4.32m x 4.11m Max)

Large floor to ceiling picture windows with views, wood effect flooring, TV aerial point.

Kitchen Area

10' 10" x 5' (3.30m x 1.52m)

Fitted with a range of base and wall mounted white gloss fronted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space for fridge freezer, four ring electric hob with oven and grill beneath with cooker hood above.

Bedroom One

14' 6" plus door recess x 10' 5" (4.42m plus door recess x 3.17m)

large picture window to the front, door through to:

En-Suite

Fitted with a white suite comprising double shower cubicle with electric shower fitted, low level WC, wash hand basin with mixer tap.

Bedroom Two

9' 10" \times 8' 5" ($3.00m \times 2.57m$) Large feature window to the front, cupboard housing the central heating boiler.

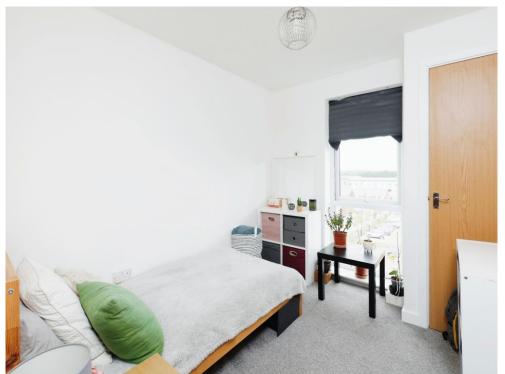
Bathroom

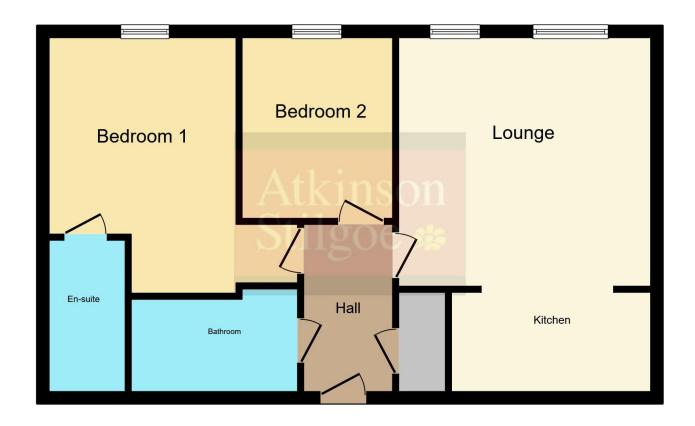
Fitted with a white suite comprising of bath with mixer shower over, low level WC, wash hand basin with mixer tap.

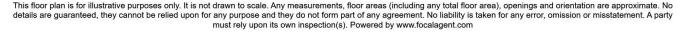
Outside

One allocated parking space.









EPC Rating: C

To view this property please contact Atkinson Stilgoe on

T 01676 535234 E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common Solihull CV7 7FF

view this property online atkinsonstilgoe.co.uk/Property/BAL106007

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as





Tenure: Leasehold





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.