

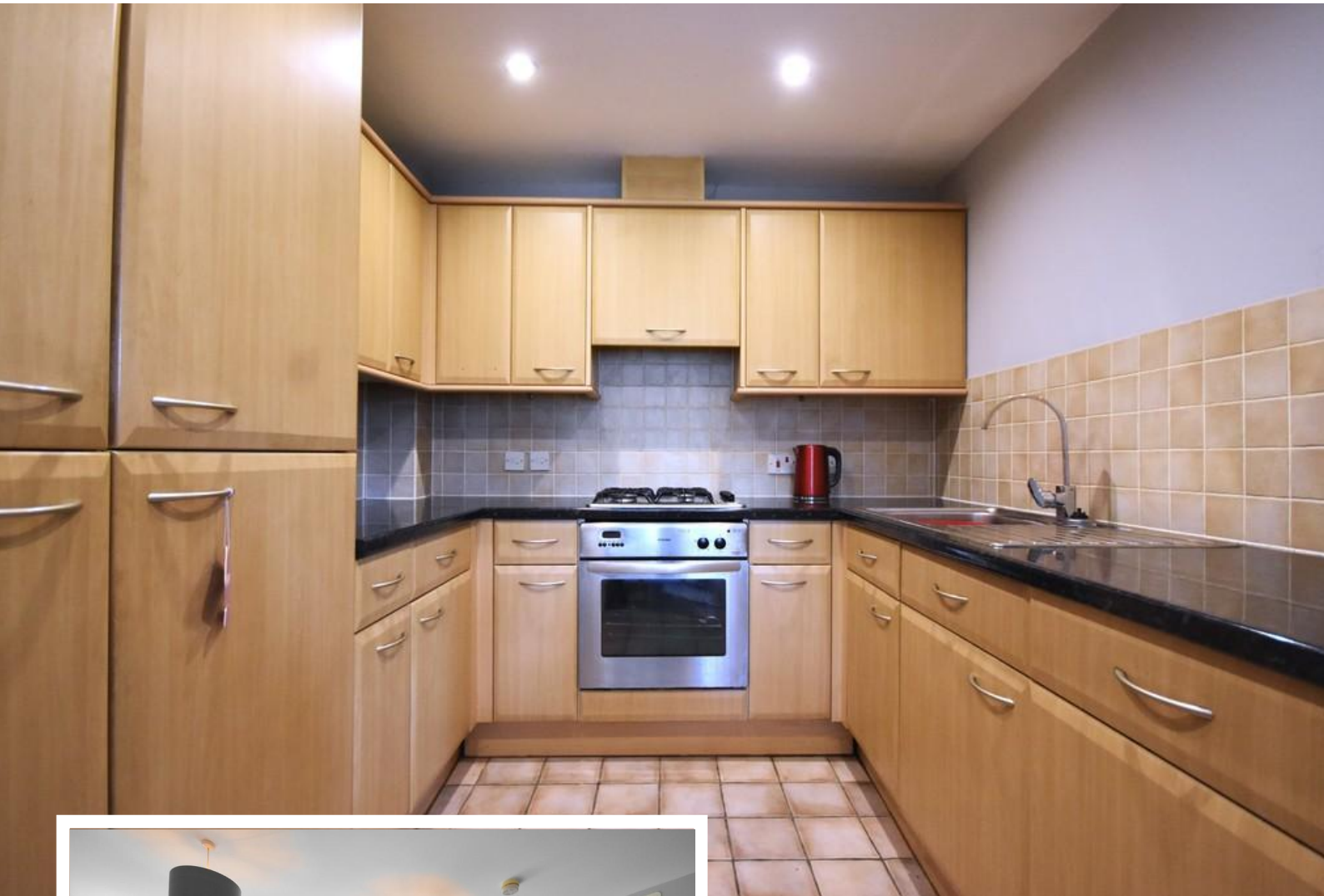


Longfellow Road
Coventry
CV2 5DF

- Private Rear Garden
- Popular Location – Close to City Centre & University Hospital
- Allocated Parking
- Superb Condition Throughout

Offers Over £150,000
EPC Rating 'C'





Property Description

THE PROPERTY

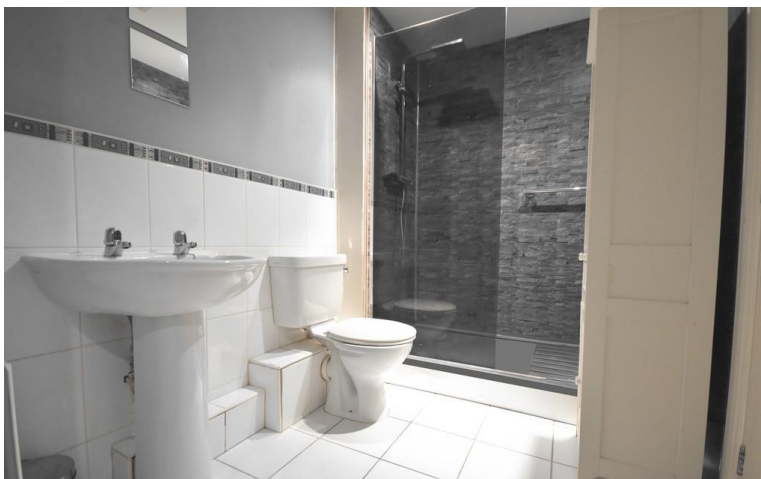
An impeccably maintained two-bedroom ground-floor apartment ideally located between Coventry City Centre and University Hospital. Offering a rare combination of space, privacy, and convenience, this property is perfect for professionals, small families, or investors seeking a well-appointed home in a prime location.

Step inside to discover a generous lounge diner, ideal for both relaxing and entertaining. The modern kitchen is thoughtfully designed with ample storage and sleek fixtures, creating a practical and stylish space for everyday cooking.

Both double bedrooms are well-proportioned and filled with natural light, offering peaceful retreats for rest and relaxation. The spacious family bathroom features contemporary fittings and a clean, low-maintenance finish, adding to the overall comfort of the home.

A standout feature of this apartment is the private rear





garden-a rare find in apartment living. Whether you're dining outdoors, tending to plants, or simply enjoying fresh air, this secluded space adds a valuable lifestyle benefit. Residents also enjoy access to a large shared front garden, exclusive to the flats at Shelly Court.

Additional highlights include allocated parking directly in front of the property, ensuring ease and convenience for both residents and guests. With its ground-floor position, this apartment offers easy access and a peaceful setting, making it suitable for all ages.

This property blends modern living with outdoor charm, all within easy reach of city amenities, transport links, and healthcare services.

Don't miss your chance to secure this exceptional home- contact Cloud9 Estates today to arrange your viewing.

LIVING ROOM

17' 0" x 15' 1" (5.2m x 4.6m)

KITCHEN

8' 2" x 8' 2" (2.5m x 2.5m)

SHOWER ROOM

8' 2" x 5' 10" (2.5m x 1.8m)

BEDROOM

17' 0" x 8' 2" (5.2m x 2.5m)

BEDROOM

10' 2" x 6' 10" (3.1m x 2.1m)

DISCLAIMER

Seller's position: No Chain

Council Tax Band: 'B'

Local Authority: Coventry City Council

EPC Rating: 'TBC'

Tenure: Leasehold

Lease Remaining: 105 Years

Service Charge: £1500 per annum

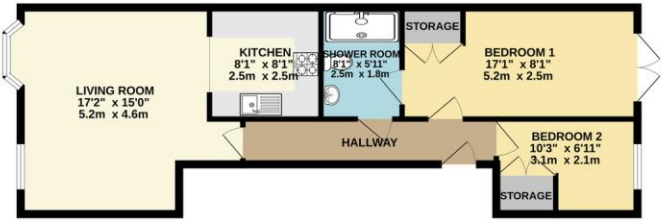
Ground Rent: £130 per annum

Whilst great care is taken to ensure all measurements are accurate, they should be considered only as approximations of the maximum distances. The floorplan provided is for guidance only and should not be relied upon for purchasing furniture, fixtures or other. Any intended purchaser is encouraged to take their own measurements.

Please be advised Cloud9 Estates have not sought to verify the legal title of the property or information relating to any lease. Your appointed conveyancer should verify all details for you.



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and areas are approximate and no responsibility is taken for any error. Dimensions are approximate. The floorplan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements