



**Signet Square
Coventry
CV2 4NZ**

- New Instruction
- Open Plan Kitchen Diner
- Ground Floor Apartment
- Allocated Parking

Offers Over £125,000
EPC Rating 'B'





Property Description

An excellent opportunity to acquire a centrally located, modern ground-floor apartment.

Signet Square is a contemporary development of houses and apartments situated just outside Coventry City Centre, adjacent to a green space with a children's play area. The location offers a convenient lifestyle, with a 10-minute walk to the town centre or the Ball Hill shopping parade, which provides an array of amenities. Families and professionals alike will appreciate the proximity to local schools, park grounds, and the quick access to the A444, enabling efficient travel around the city.

The apartment is positioned on the ground floor, offering easy accessibility, and includes one allocated parking space.

The accommodation comprises two well-sized bedrooms, both capable of accommodating a double bed, with one featuring a fitted wardrobe with a sliding mirror door. The open-plan living/dining area seamlessly integrates with the adjoining kitchen, creating a modern and functional living



space. The property also includes a spacious family bathroom with a three-piece suite and an overhead shower.

LOUNGE/DINER

15' 8" x 13' 9" (4.8m x 4.2m)

KITCHEN

9' 2" x 8' 2" (2.8m x 2.5m)

BATHROOM

6' 6" x 5' 6" (2.0m x 1.7m)

BEDROOM

15' 5" x 7' 10" (4.7m x 2.4m)

BEDROOM

11' 9" x 6' 6" (3.6m x 2.0m)

DISCLAIMER

Seller's position: No Chain

Council Tax Band: 'A'

Local Authority: Coventry City Council

EPC Rating: 'B'

Tenure: Leasehold

Lease Remaining: 131 years

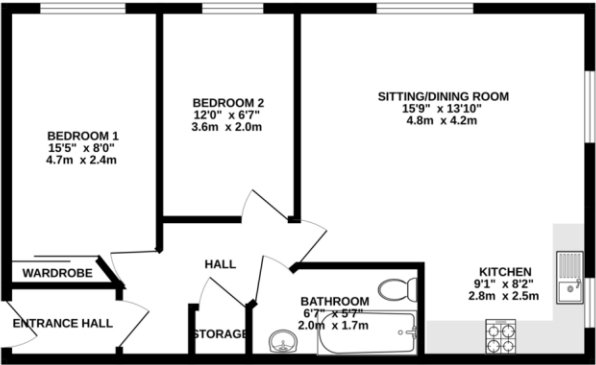
Service Charge: £1100 p.a

Ground Rent: £100 p.a

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
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms etc. may vary and are approximate and is not intended to be used for any other purpose other than guidance only. The plan is for guidance purposes only and should not be used for any other purpose. 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.
Made with Floorplan Creator

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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 are 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