



 2

Bedrooms

 1

Bathroom



****CLOSE TO COV UNI**NO CHAIN**VERY LONG LEASE**Suttons is proud to market for sale a two-bedroom first-floor apartment in the popular residential area of Parkside, Cheylesmore. The area boasts close proximity to all the amenities of Coventry City Centre/Uni, Train station, Gillquart Way Park with child's play area, and easy access to A444, A45, A46, Jaguar Landrover.**

Briefly comprising of entrance hallway with storage cupboard, two double bedrooms with the master benefitting built in storage, part tiled family bathroom with an electric shower over the bath, fitted kitchen with electric hob, oven and space for appliances, lounge/diner with a south facing balcony. Other features include double glazing, electric shortage heating, one allocated parking space with the addition of visitor parking, a secure entry phone system, and no onwads chain.

Good to know:

If rented we estimate it will achieve £950pcm - £995pcm

Its understood no pets are allowed.

Council Tax Band - B - £1,786pa

EPC Rating - C

Internal area - 55 Square meters / 592 Square foot

First floor apartment

Leasehold - Approx. 975 years remaining

Ground rent £50 pa (approx..).

Service charge £1,100 - £1,200 (approx..).

Parking space - 216

No onwads chain

Modern hot water system

No gas within the property, electric heating only.

Built in the early 2000's

Measurements in foot:

Bathroom - 5.96 x 7.46 (max)

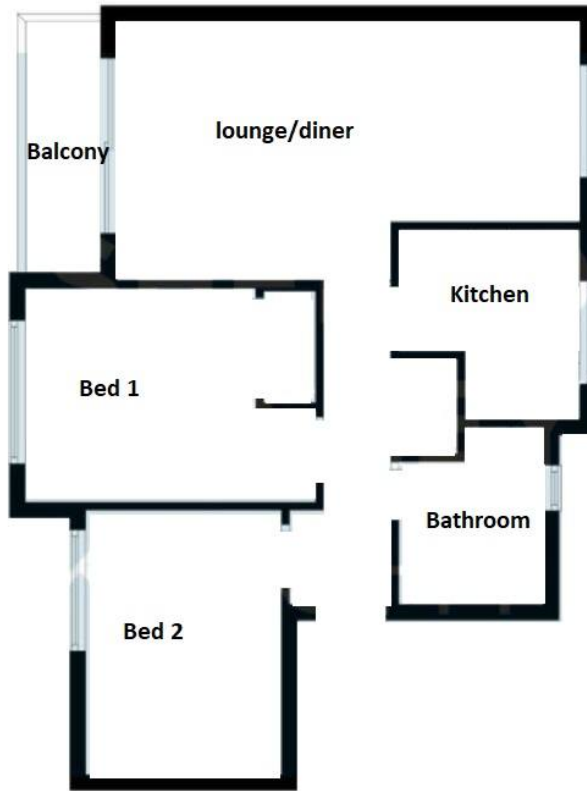
Bed 2 - double - 10.68 x 8.19

Bed 1 - double - 12.21 x 9.20 with built in storage.


Kitchen - 7.98 x 7.86

Lounge/diner 10.79 x 19.50

Balcony - 9.90 x 2.64



All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: 21 Gillquart Way, CV1

