



42 Abbey Court, Whitley, Coventry, CV3 4BA

Asking Price £895.00 p.c.m.



Two Bedroom
Second Floor Flat
uPVC Double Glazed
Gas Centrally Heated
Spacious Lounge
Fitted Kitchen
Fitted Bathroom
Unfurnished
Available August 2025

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Communal Entrance

Second Floor

Landing

Door into:

Hall

All rooms off. Central heating radiator. Laminate floor. Built in cupboard.

Lounge

21'3" (6m 47cm) approx. x 10'5" (3m 17cm) approx.

Two uPVC double glazed windows. Two central heating radiators. Feature wood surround fireplace with hearth.

Kitchen

10'4" (3m 14cm) approx. x 5'2" (1m 57cm) approx.

Fitted with ample wall and base units with work surfaces over. Built in electric oven and hob. Stainless steel sink unit. Space and plumbing for automatic washing machine. Space for fridge/freezer. Fully tiled walls. uPVC double glazed window.

Bedroom 1

10'5" (3m 17cm) approx. x 12'4" (3m 75cm) approx.

uPVC double glazed window. Central heating radiator.

Bedroom 2

10'5" (3m 17cm) approx. x 12'4" (3m 75cm) approx.

uPVC double glazed window. Central heating radiator.

Bathroom

Fitted white suite comprising of panelled bath with shower and rail over. Close coupled wc and pedestal wash hand basin. Fully tiled walls. Central heating radiator. Glass block picture window.

Exterior

Communal Garden Communal Parking.

AGENTS NOTES

Council Tax Band A £1609

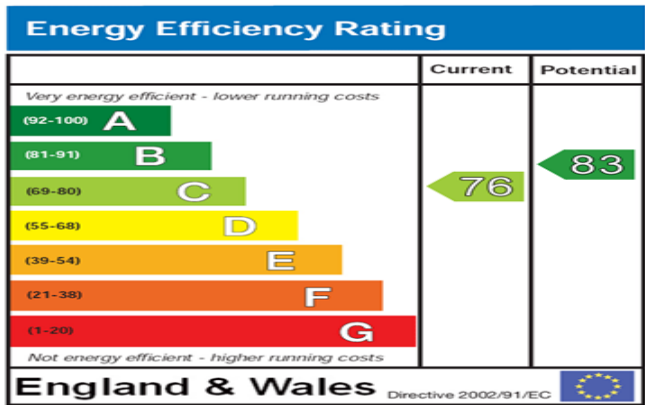
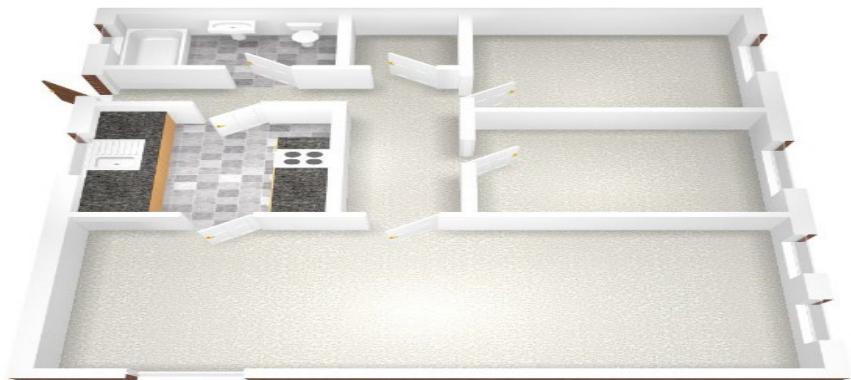


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.