



The Waterfront, Exhall, CV7 9JH

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

Sheldon Bosley Knight are delighted to welcome to market this well positioned two bedroom ground floor apartment situated at The Waterfront, Exhall, Coventry, overlooking the Black Bank Pool. This property is well presented throughout, offering excellent transport links and close to local shops and schools. In brief via the communal entrance the home comprises of an entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. To the rear of the apartment is an allocated parking space for a single vehicle. This property would make an excellent first time buy or buy to let investment, viewings are essential, via the agent. COUNCIL TAX BAND A - EPC C







## Key Features

- TWO BEDROOM GROUND FLOOR APARTMENT
- SUPERBLY POSITIONED - WELL PRESENTED THROUGHOUT
- ELECTRIC HEATING & DOUBLE GLAZING
- LOUNGE/DINER
- KITCHEN - BATHROOM
- ALLOCATED PARKING
- EXCELLENT FIRST TIME BUYER OR INVESTMENT
- LEASEHOLD - COUNCIL TAX BAND A - EPC C

**Offers Over  
£130,000**

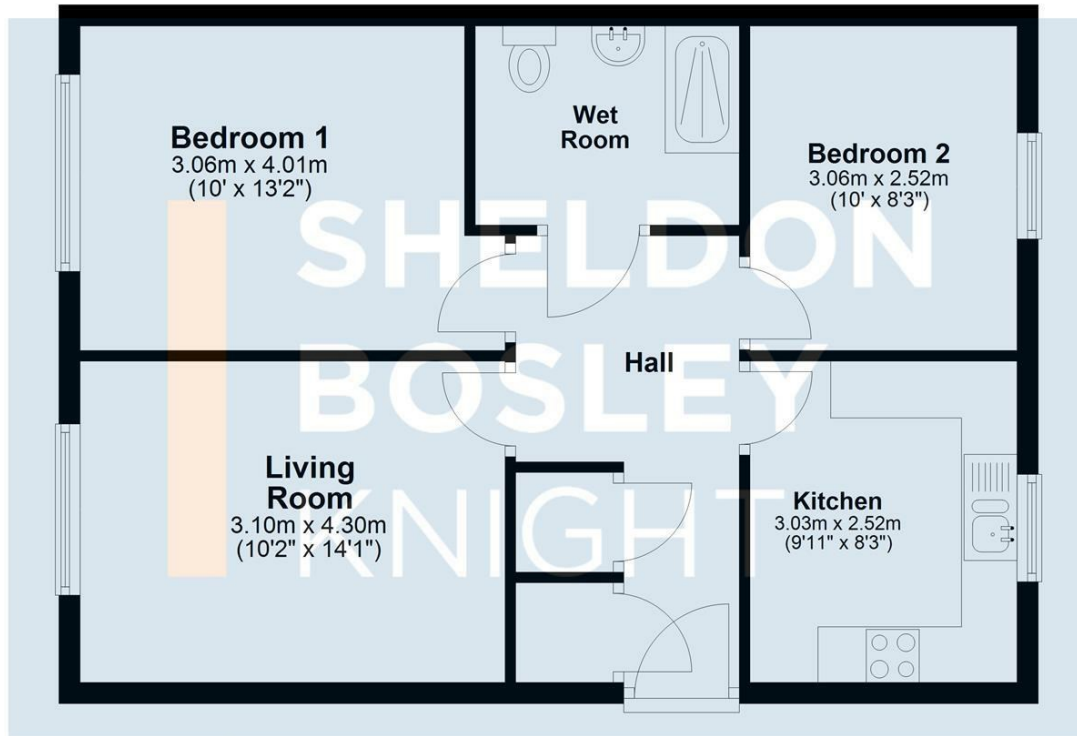






## Ground Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



Total area: approx. 56.4 sq. metres (606.6 sq. feet)

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.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

Local Authority  
Nuneaton & Bedworth





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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