



41 Dawes Close

Ball Hill, Coventry, CV2 4LL

A modern, economical second floor apartment situated within this popular and very convenient location, a short distance from the city centre. Perfect for a first purchase or alternatively as an excellent investment opportunity, the apartment has been recently redecorated and features new flooring, electric heating and double glazing. Comprising of entrance hall, open plan kitchen/living area, double bedroom and well fitted bathroom. There are communal gardens and car parking areas available. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Dawes Close is a peaceful cul-de-sac leading from Briton Road, in a much sought after position, popular with buyers for many years due to the close proximity of the city centre together with a selection of daily amenities including shops and regular bus services, especially those found in Ball Hill. The local area is also well served by a number of main roads such as the Binley Road, Walsgrave Road and the A444, enabling easy access to areas, to the north and east of the city.

£94,950

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- MODERN SECOND FLOOR APARTMENT
- COMMUNAL GARDENS, CAR PARKING
- VERY COMPETITIVELY PRICED
- RECENTLY REDECORATED, NO CHAIN
- LONG 999 YEAR LEASE
- CLEAN AND TIDY THROUGHOUT
- ELECTRIC HEATING, DOUBLE GLAZING
- VIEWING STRONGLY RECOMMENDED

ON THE SECOND FLOOR

Entrance Hall

9'7" x 7'6" max (2.93m x 2.30m max)

Open Plan Kitchen/Living Area

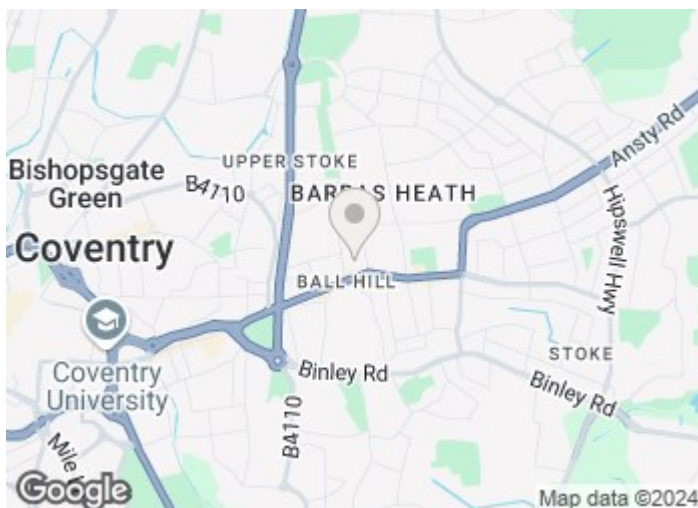
15'7" x 12'4" (4.75m x 3.76m)

Double Bedroom

9'6" x 8'0" (2.92m x 2.44m)

Bathroom

6'9" x 5'7" (2.07m x 1.71m)



[Directions](#)



Floor Plan

SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	