

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Signals Drive, Coventry, CV3 1PA  
£120,000



2



2



1



B

## Signals Drive Coventry, CV3 1PA

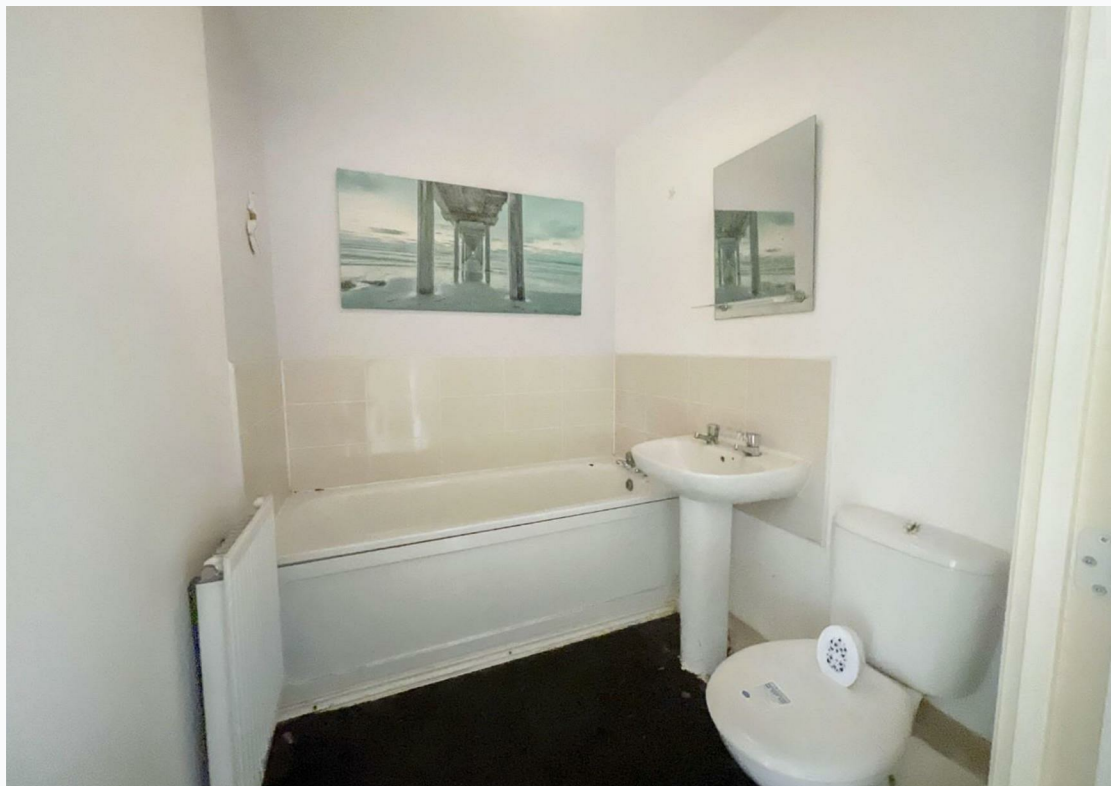
This two bedroom first floor apartment is situated in the popular New Stoke Village and could provide an ideal first time purchase or a great investment with a potential yield of over 8.5%.

The property is offered with no onward chain and comprises of two double bedrooms with an en-suite shower room to the master, open plan living which combines the lounge, dining area and kitchen. Further family bathroom, and an allocated parking space within the communal grounds.

This spacious first floor apartment also benefits from gas central heating, double glazing and a 114 year lease.

EPC- B





- First Floor Apartment
- Two Double Bedrooms
- Bathroom and En-Suite
- Open Plan Living/Kitchen/Diner
- Bay Window in Lounge
- Allocated Parking Space
- No Onward Chain
- Ideal First Time Purchase
- Council Tax - B
- EPC - B

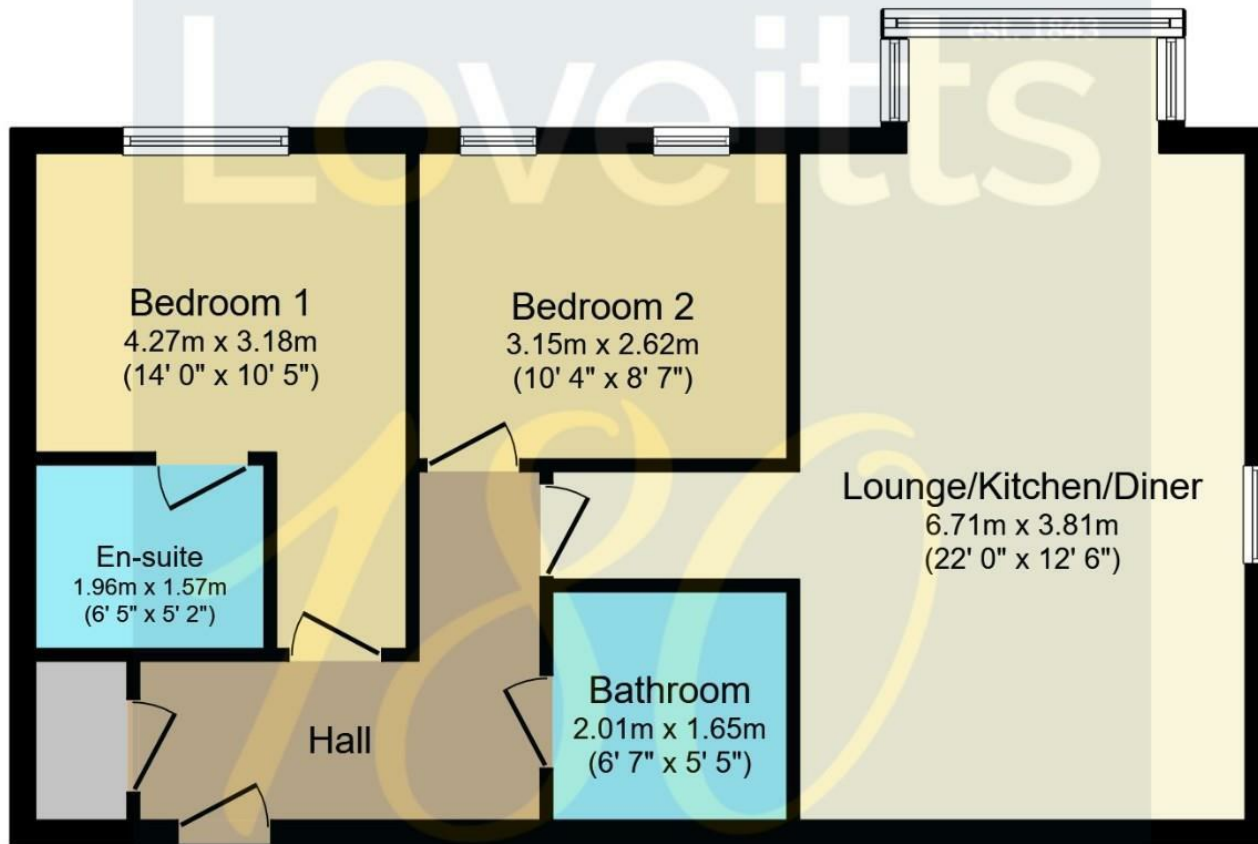
New Stoke Village is an emerging neighbourhood of new homes in Coventry around 1 mile from the city centre. It benefits from a peaceful urban village location and features attractive green open spaces along with new cycle routes and footpaths. Good transport links provide easy access from the development to the extensive selection of shops, restaurants and entertainment venues in the city centre.

Jaguar Land Rover at Whitley is less than 2 miles to the south along with connecting commuter links to the A46 and M40.

University Hospital in Walsgrave is around 11 minutes drive away. Good local schools include the Whitley Academy.



## Floor Plan

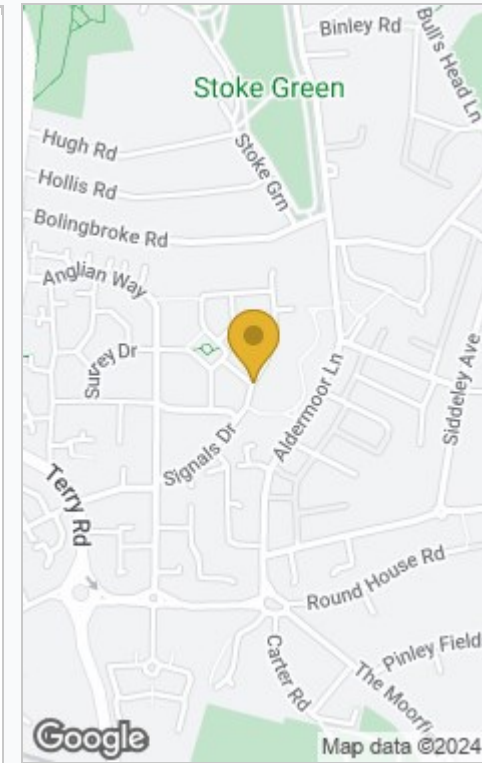


**Floor Plan**  
Floor area 61.0 m<sup>2</sup> (657 sq.ft.)

TOTAL 61.0 m<sup>2</sup> (657 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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