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part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



CARLTON GARDENS

27a

Warwick Avenue, Coventry, CV5 6DH

Property Description

Loveitts are pleased to bring to market this two bedroom, first floor apartment offering generous living accommodation throughout and offered for sale with no onward chain.

The property comprises an entrance hall, two double bedrooms both benefiting from built in wardrobes, shower room, modern fitted kitchen and a spacious lounge/diner with sliding patio doors leading out onto a balcony that overlooks the communal gardens.

Further benefits include a garage, communal parking and a 937 year lease.





Key Features

- Highly Sought After Location
- First Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Generous Balcony
- No Onward Chain
- Garage & Communal Parking
- Share of the Freehold
- Lease Remaining - 937 years
- Council Tax - D

**Offers Over
£260,000**





TOTAL: 74.5 m² (802 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



EPC Rating - C

Tenure - Leasehold - Share of Freehold

Council Tax Band - D

Local Authority

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



**To view this property please contact our Loveitts Coventry (Sales) office
on 02476 258421**