



Duckham Court, Coundon, Coventry, CV6 1PZ

# Property Description

A fantastic opportunity to acquire this well presented two bedroom, second floor apartment situated in the highly sought after residential location of Coundon. The property is perfect for a first time buyer or investor due to its close proximity to local shops, amenities and the City Centre. The property is currently tenanted and can be offered for sale with the tenant in situ or with vacant possession.

The accommodation on offer comprises entrance hallway, spacious 20ft lounge/diner with bay window, fitted kitchen, a generous double bedroom with fitted wardrobes, a single bedroom and the family bathroom with bath and over shower.

Further benefits include secure intercom entrance, lift access, an allocated parking space and gas central heating throughout.

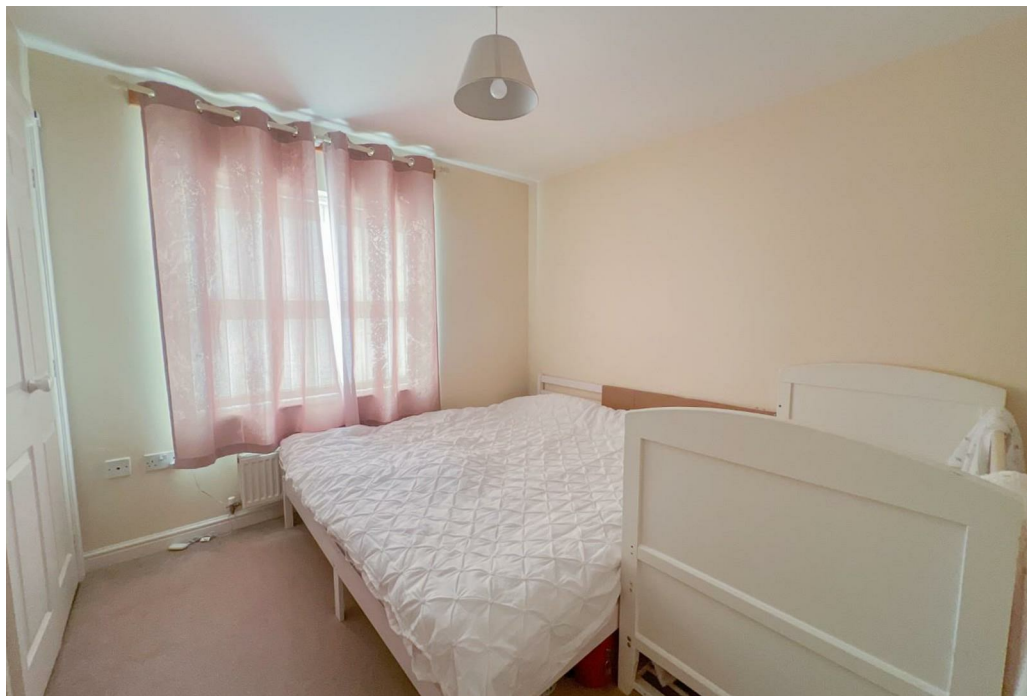


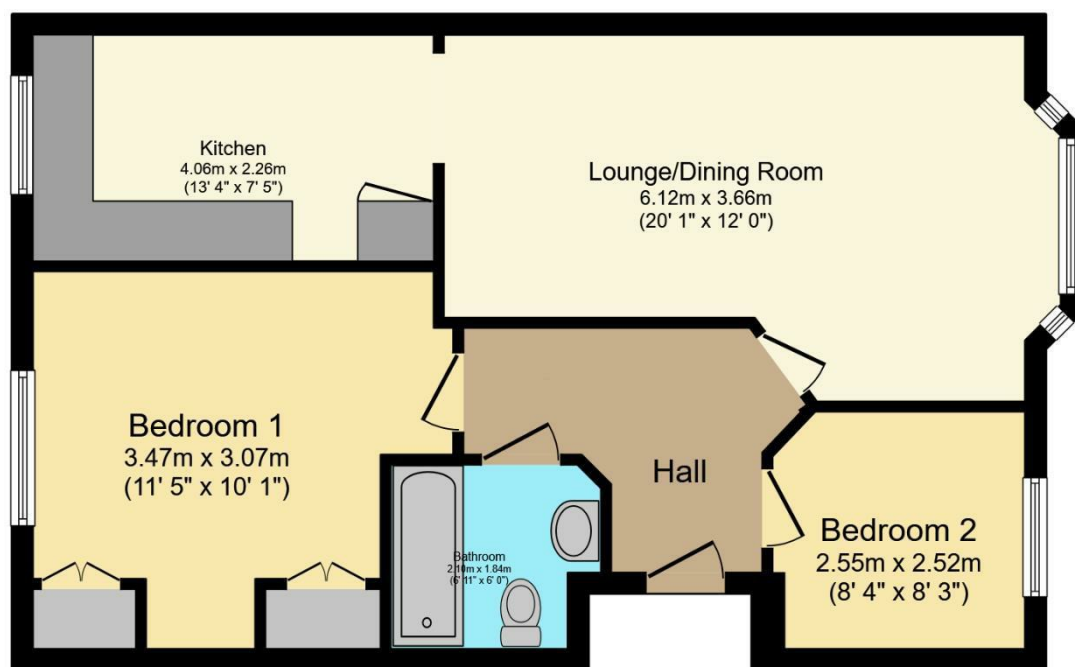


## Key Features

- Second Floor Apartment
- Two Bedrooms
- Spacious 20ft Lounge/Diner with Bay Window
- Fitted Kitchen
- Family Bathroom
- Allocated Parking Space
- Available with Vacant Possession or with Tenant in Situ
- Highly Sought After Location
- No Onward Chain
- EPC - B

**£140,000**





### Floor Plan

Floor area 59.9 sq.m. (644 sq.ft.)

TOTAL: 59.9 sq.m. (644 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](http://www.Propertybox.io)



EPC Rating - B

Tenure - Leasehold

Council Tax Band -

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

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on 02476 258421**