

BELVOIR!

FLAT 24 BISHOPSGATE HOUSE, 21 ALDBOURNE ROAD, COVENTRY, CV1 4BA

OFFERS IN EXCESS OF £155,000 LEASEHOLD

COUNCIL TAX C





Offered to market with NO ONWARD CHAIN is this wonderful 'nearly new' duplex apartment which provides modern accommodation with uninterrupted views over Coventry. The bright & airy living space enjoys engineered wood flooring throughout, full height aluminium windows, vaulted ceilings & canal views.

The ground floor provides a fully fitted kitchen with some integrated appliances, with ample cupboard & work surface, double guest bedroom which is completed by a classic three-piece bathroom with shower over & backlit wall mounted mirror.

The 16' master bedroom is located up a spiral staircase & enjoys a larger than average en suite bathroom with double shower enclosure & panelled bath. The master bedroom also enjoys a mezzanine overlooking the living accommodation.

The property also benefits from electric entrance gate, allocated parking, video entrance, elevator, stairs to all & service stairs. EPC Rating C.

COMMUNAL ENTRANCE Electric fob gated entrance, communal parking, video entry, stairs to all floors, elevator to all floors, service stair way.

ENTRANCE HALL Video telecom system, airing cupboard, engineered wood flooring, electric heating, spiral staircase to first floor.

KITCHEN 10' 9" x 6' 10" (3.28m x 2.1m) Double glazed window to front. Kitchen comprising of wall and base units, granite work surfaces over, stainless steel sink with drainer, electric hob, electric oven, cooker hood over, space for washing machine, integrated slimline dishwasher, integrated fridge/freezer, engineered wood flooring.



LOUNGE/DINER 22' 2" x 11' 2" (6.78m x 3.42m) Vaulted ceiling. Full height aluminium double glazed windows with Juliette balcony, engineered wood flooring, electric heating, canal view.

BEDROOM TWO 11' 2" x 9' 5" (3.41m x 2.89m) Double glazed window to front, carpet to flooring, electric heating, TV point.

BATHROOM 8' 3" x 6' 11" (2.53m x 2.12m) Panelled bath, mains shower over, low level WC, wall mounted wash hand basin, part tiled walls, heated towel rail, extractor fan, vinyl to flooring.

FIRST FLOOR LANDING Carpet to flooring, spiral staircase descending to ground floor.

BEDROOM ONE 16' 9" x 15' 0" (5.12m x 4.58m) Mezzanine level looking over living accommodation, carpet to flooring, electric heating, TV point.

EN SUITE 10' 9" x 6' 11" (3.28m x 2.11m) Double glazed window to rear, double corner shower enclosure, panelled bath, mixer tap, pedestal wash hand basin, heated towel rail, extractor fan, shave point, vinyl to flooring.

AGENTS NOTES

Sold As Seen

EICR valid until Feb 2026

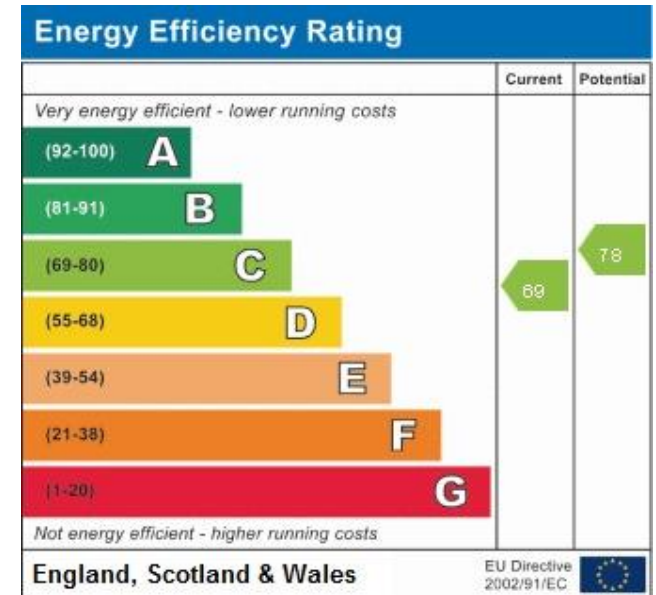
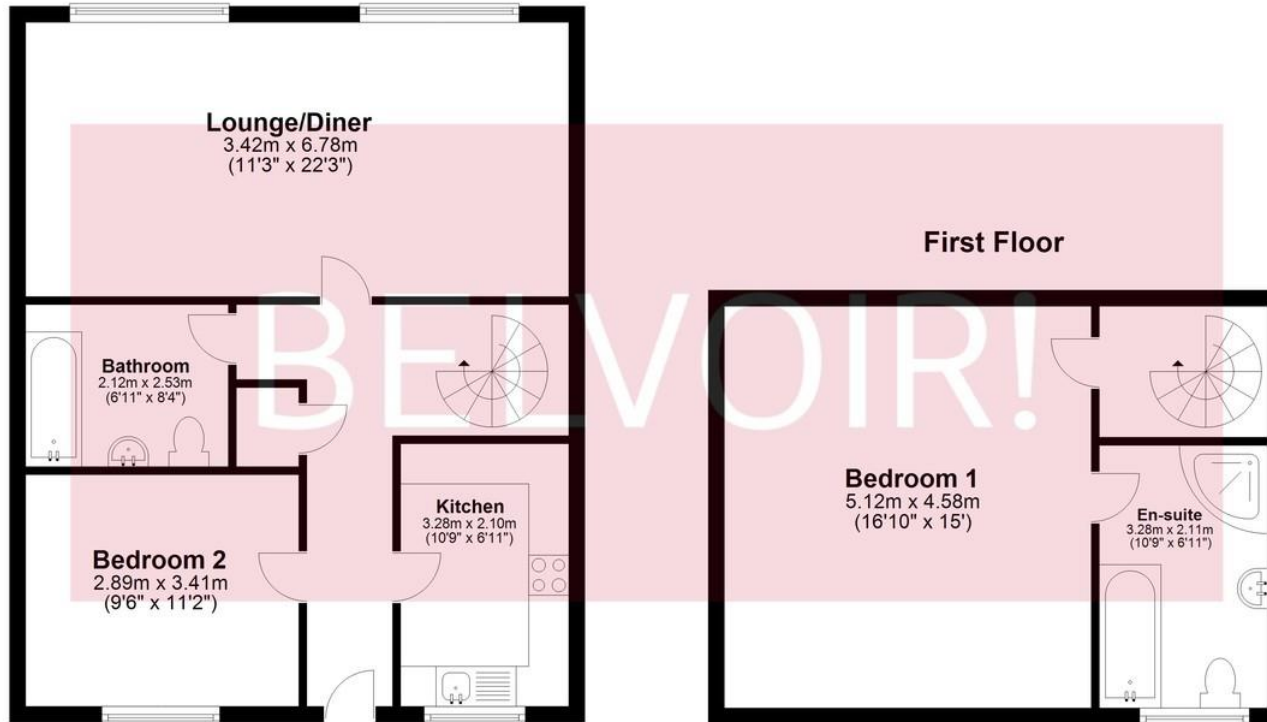
Lease - 125 years from 29 September 2009

As of January 2024 Ground Rent £50 half yearly

Service/Maintenance Charge £2191 per 6 months (estimated for the year £4382 pa) - reviewed 6 monthly



Ground Floor



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Plan produced using PlanUp.