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Bishopsgate, 21 Aldbourne Road, Coventry

**BELVOIR!**

OIRO £150,000 Leasehold

EPC Rating C. 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.



### 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

3.28m x 2.1m (10'10" x 6'11")

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

6.78m x 3.42m (22'2" x 11'2")

Vaulted ceiling. Full height aluminium double glazed windows with Juliette balcony, engineered wood flooring, electric heating, canal view.



## BEDROOM TWO

3.41m x 2.89m (11'2" x 9'6")

Double glazed window to front, carpet to flooring, electric heating, TV point.

## BATHROOM

2.53m x 2.12m (8'4" x 7'0")

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

5.12m x 4.58m (16'10" x 15'0")

Mezzanine level looking over living accommodation, carpet to flooring, electric heating, TV point.

## EN SUITE

3.28m x 2.11m (10'10" x 6'11")

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

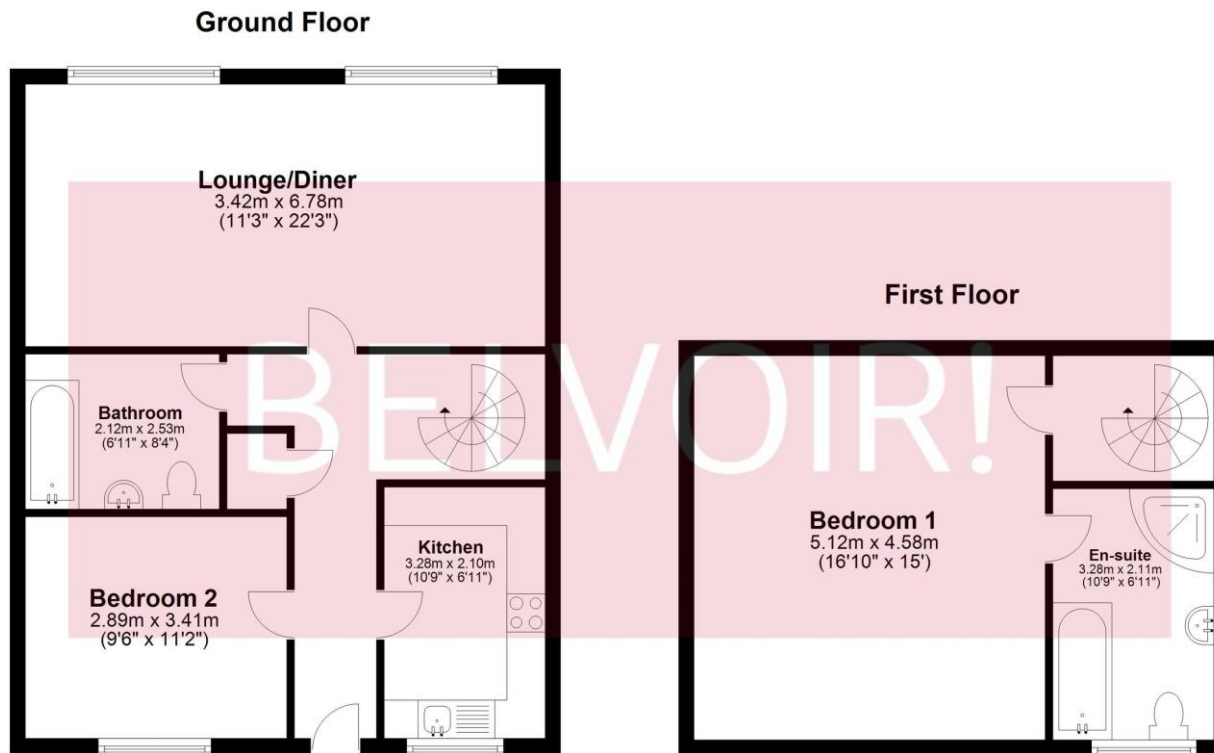
EICR valid until Feb 2026

Lease - 125 years from 29 September 2009

As of October 2024

Ground Rent £100 pa

Service/Maintenance Charge £4382.64 pa - reviewed 6 monthly



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Contact us today to arrange a viewing...

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