



Comrie Close, Coventry

£115,000 Leasehold

BELVOIR!

EPC Rating F. Council Tax A.



This two bedroom top floor apartment is ideally located within close proximity to the hospital and is perfect for first time buyers.

The apartment comprises a contemporary fitted kitchen complete with an electric hob and high level electric oven. The bright and airy living room provides an inviting space to relax and entertain, while the adjoining balcony, finished with vinyl flooring and a canopy, offers a pleasant outdoor retreat.

The accommodation includes two bedrooms. Bedroom one is bright and of good specification, and bedroom two offers a generous space. The bathroom is fitted with a shower over the bath and benefits from a recently installed boiler for added efficiency.

Additional features include communal parking, a bin store, and a welcoming hallway that connects the living spaces. This property presents an excellent opportunity for those seeking their first home in a convenient and desirable location. NO ONWARD CHAIN



Kitchen

3.12m x 3.39m (10'2" x 11'1")

Entry into kitchen. Door to the front wooden fire door, fitted kitchen with base units, window to the side double glazed, door to the balcony, sink/drain, work surfaces, high level oven in niche alcove, electric hob, cooker hood, plumbing for washing machine, fridge freezer space, radiator, tiled flooring. Door into living room double glazed.

Living Room

4.34m x 3.5m (14'2" x 11'6")

Window to the front double glazed, radiator, laminate flooring. Door to hallway.



Hallway

Doors to:

Bedroom One

2.86m x 3.5m (9'5" x 11'6")

Window to the front double glazed, radiator, laminate flooring.

Bedroom Two

3.28m x 1.95m (10'10" x 6'5")

Window to the side of the property double glazed, radiator, carpet flooring.

Bathroom

Window to the side double glazed, heated towel rail, bath, shower, wash hand basin, extractor fan, WC, fully tiled. Tiled flooring, boiler cupboard.

Outside

Communal parking, bin store, the property is on the top floor.

Balcony - High level metal railings, vinyl flooring, canopy over.

Agents Notes

Loveitts Managing Agent for the block

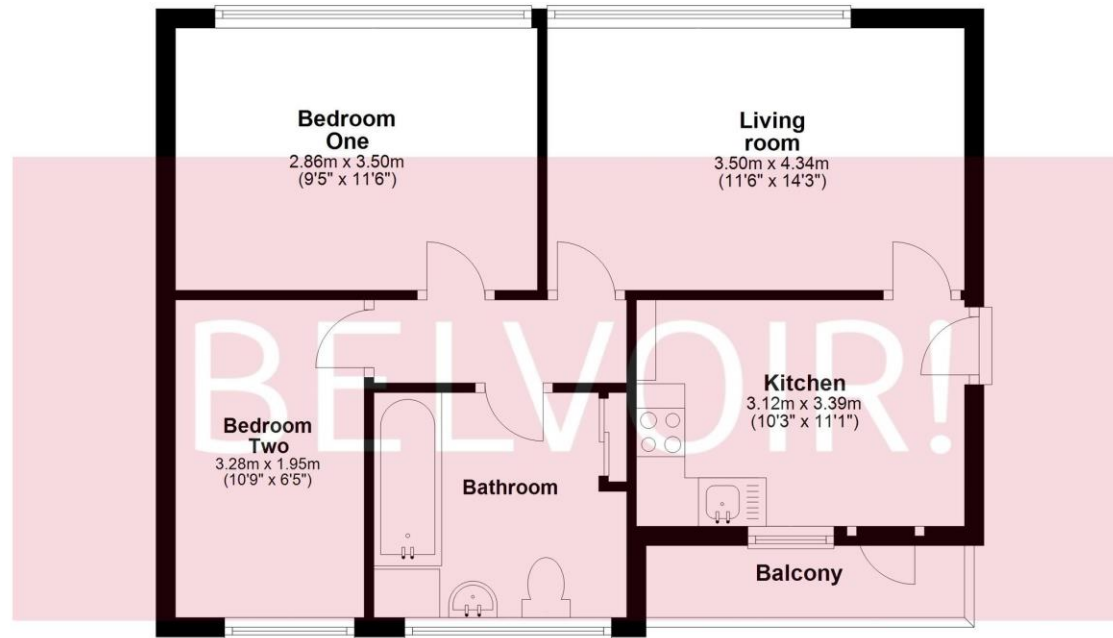
Lease from 10 March 2004 and expiring on 28 September 2192 (188 years)

Ground Rent and Service Charge £80 per month (£960 pa)

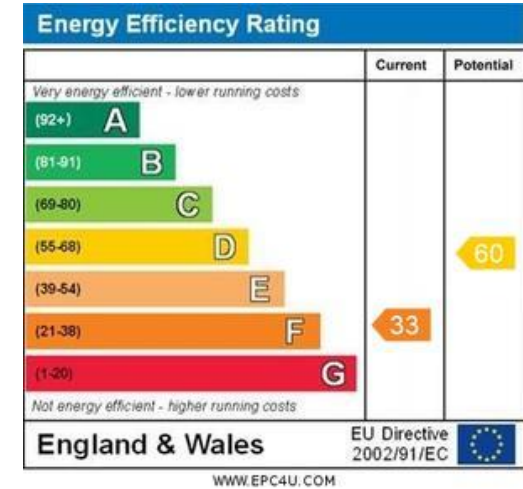
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Top Floor



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Plan produced using PlanUp.



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