



Connells

Potters House Quayside Court
Coventry



Property Description

A contemporary first floor apartment located just outside the City Centre with views over the canal basin. The accommodation comprises of a spacious open plan lounge/fitted kitchen with French doors opening onto a balcony. There are two good size double bedrooms, master bedroom with French door opening onto a Juliet balcony and an en-suite and a fitted bathroom with white suite.

Approach

Communal entrance door with intercom system.

Communal Hall

Stairs rising to all floors and personal door to;

Private Hallway

Double glazed window to the front elevation, two storage cupboards, radiator and doors to;

Open Plan Lounge/ Kitchen

20' 7" x 11' 1" (6.27m x 3.38m)

Lounge Area

Double glazed French doors opening to a Juliet balcony with canal views. radiator and television point.

Kitchen Area

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces over. Integrated electric oven and gas hob with cookerhood over. Integrated appliances include: dishwasher, fridge/freezer and washing machine.

Master Bedroom

14' 9" x 12' 8" (4.50m x 3.86m)
Double glazed French doors opening onto Juliet balcony, radiator and television point.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and extractor fan.

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m)
Double glazed window and radiator.

Fitted Bathroom

Tiled, comprising bath with mixer taps, wash hand basin, toilet, radiator, extractor fan and double glazed.

Outside

Communal grounds and designated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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38 New Union Street
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EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1500.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV320237

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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