



Connells

Queens House Queens Road
Coventry



Property Description

This upper floor modern apartment is located in the residential area of Earlsdon within close proximity to the Train station and local amenities which makes this property ideal for students or a professional couple. The accommodation briefly comprises: entrance hallway, open plan living room/ kitchen, double bedroom and a fitted shower room

Outside

Approach

Communal entrance door to;

Communal Hall

Stairs rising to all floors and personal door to;

Private Hall

Cupboard and doors to;

Open Plan Lounge/ Kitchen

18' 4" x 15' 7" (5.59m x 4.75m)

Lounge Area

Double glazed windows, electric heater, television point .

Kitchen Area

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob, plumbing for washing machine and space for domestic appliance.

Bedroom

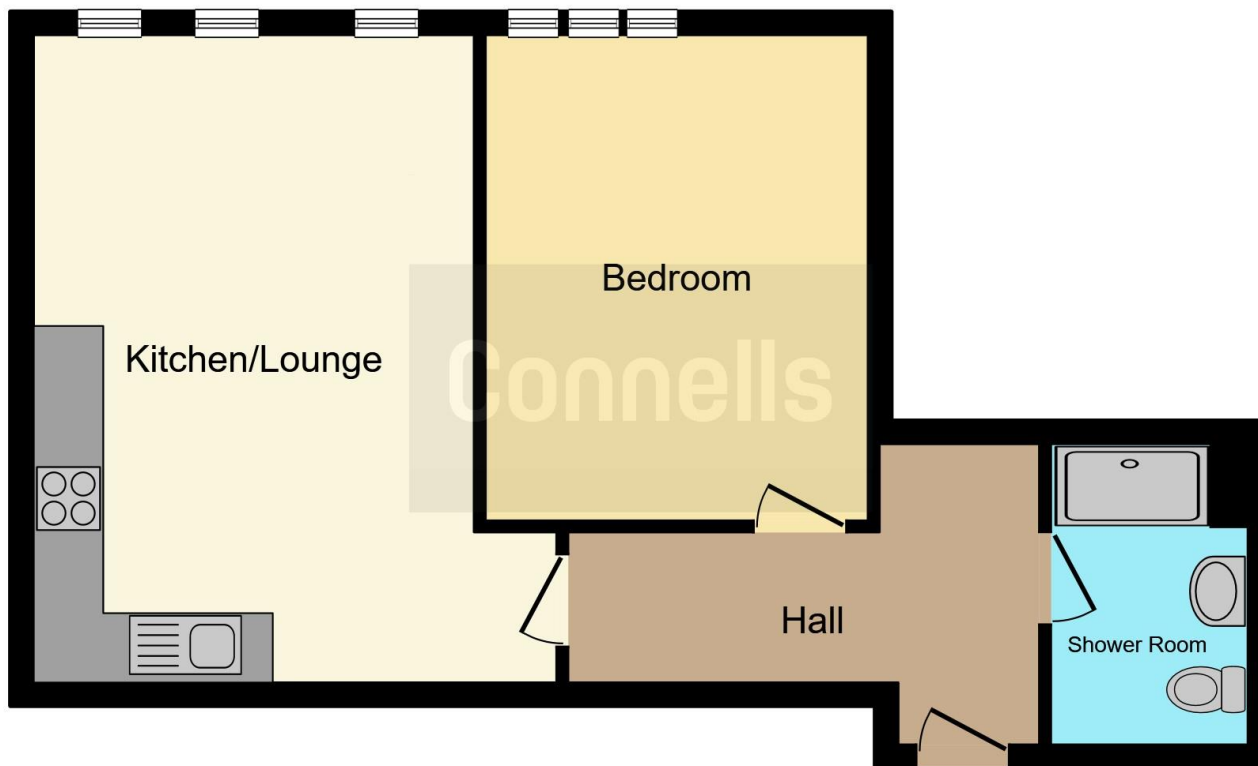
14' x 10' 11" (4.27m x 3.33m)

Double glazed windows and electric heater.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and extractor fan.





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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EPC Rating: D

view this property online connells.co.uk/Property/COV320403

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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