



Connells

Ardea Court David Road
Coventry



Property Description

Modern first floor apartment situated in a great location just outside of the City Centre, close the A444 and local amenities. The accommodation briefly comprises: open plan lounge/fitted kitchen, two bedrooms, master bed with en-suite shower room and a fitted bathroom.

Approach

Communal entrance door to;

Entrance Hall

Radiator and doors to;

Open Plan Lounge/ Kitchen

25' 9" x 9' (7.85m x 2.74m)

Lounge Area

Double glazed window, 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 and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine and space for domestic appliance.

Bedroom One

17' 8" x 8' 9" (5.38m x 2.67m)

Double glazed window, fitted wardrobes and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, low level wc, radiator and extractor fan.

Bedroom Two

9' 3" x 6' 1" (2.82m x 1.85m)

Double glazed window and radiator.

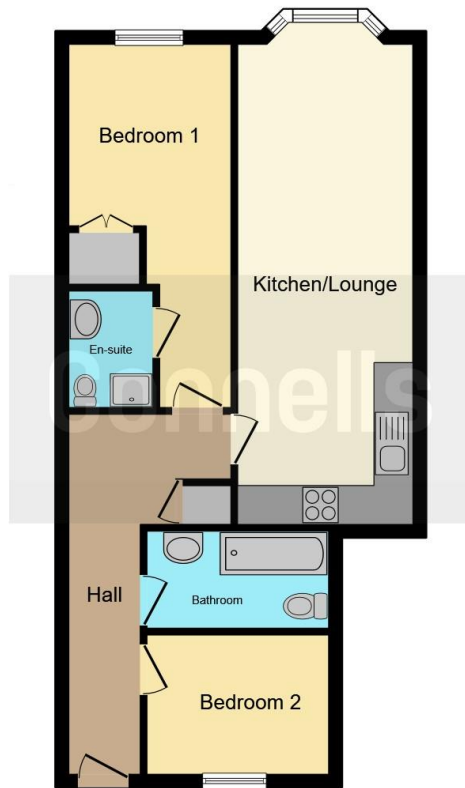
Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, low level wc, radiator and extractor fan.

Outside

Communal garden.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: C

view this property online connells.co.uk/Property/COV320680

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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.

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Property Ref: COV320680 - 0008