



Connells

The Waterfront
Exhall Coventry



Property Description

This modern ground floor apartment is situated in a fantastic location which would be an ideal first time buy. The accommodation briefly comprises: entrance hall lounge, fitted kitchen, two good sized bedrooms and a fitted bathroom. Externally there is a allocated parking space and communal garden.

Approach

Communal entrance door with intercom system.

Communal Hall

Stairs rising to all floors and personal door to;

Private Hallway

Storage cupboard and doors to;

Lounge

14' 2" x 10' 2" (4.32m x 3.10m)

Double glazed window to the front elevation.

Fitted Kitchen

9' 11" x 8' 3" (3.02m x 2.51m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation.

Bedroom One

13' 1" x 10' (3.99m x 3.05m)

Double glazed window to the front elevation and storage heater.

Bedroom Two

10' x 8' 3" (3.05m x 2.51m)

Double glazed window to the rear elevation and storage heater.

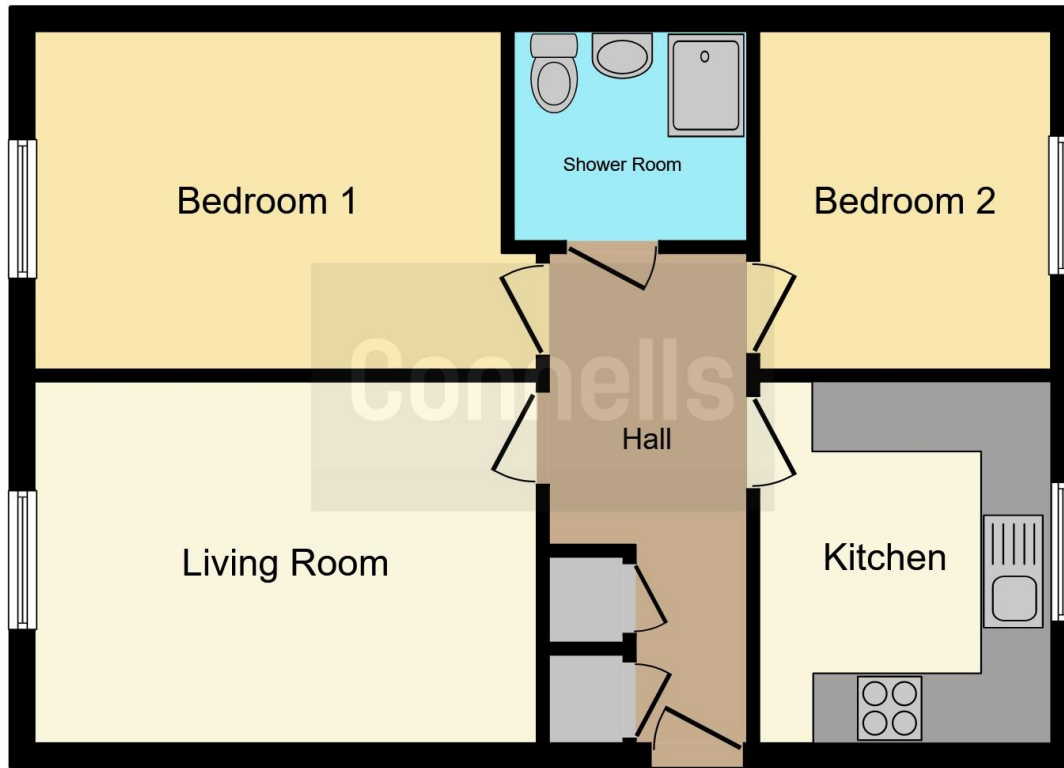
Fitted Shower Room

Comprising walk-in shower cubicle, wash hand basin with splashback panel and toilet.

Outside

Communal garden and an allocated parking space.





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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C

view this property online connells.co.uk/Property/COV321009

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. 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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