



**Connells**

Poppleton Close  
City Centre Coventry





## Property Description

**\*\*Charming One-Bedroom Flat for Sale in Coventry\*\*** We are delighted to present this modern one-bedroom flat, conveniently nestled in one of Coventry's charming suburban areas. Priced at offers over £130,000, this property represents a fantastic opportunity for first-time buyers or investors seeking a residence with a proven rental history. Built in 2013, this contemporary flat features a bright and welcoming reception area, one cosy bedroom, and a well-appointed bathroom – all finished to a high standard. Key property highlights include: - B-rated energy efficiency, ensuring a comfortable living environment while keeping utility costs low. Council Tax Band A, making it an economical choice for budget-conscious buyers. Electric heating, catering to modern living requirements. Additionally, the property is leasehold and situated within the Coventry local authority area, known for its reliable services and community-focused amenities. Local amenities are plentiful and cater to all your needs; from shopping centres and supermarkets to restaurants and cafes, everything is just a short drive or a gentle stroll away. The area boasts excellent transport links, making it convenient for both local travel and longer commutes. Ideal for professionals working in or around Coventry, or even commuting to nearby cities like Birmingham.

## Approach

Communal entrance door with security system

## Communal Hall

Stairs rising to all floors and private door to:

## Private Hallway

Storage heater.

## Open Plan Lounge/Kitchen

15' 5" x 9' 9" ( 4.70m x 2.97m )

## Lounge Area

Double glazed window, storage heater, television point and double glazed patio doors opening onto balcony.

## 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 electric hob with stainless steel splashback & cookerhood over, plumbing for washing machine, integral dishwasher, integral fridge/freezer, inset spotlights and breakfast bar.

## Bedroom One

12' 10" x 8' 11" ( 3.91m x 2.72m )

Double glazed window, storage cupboard and storage heater.

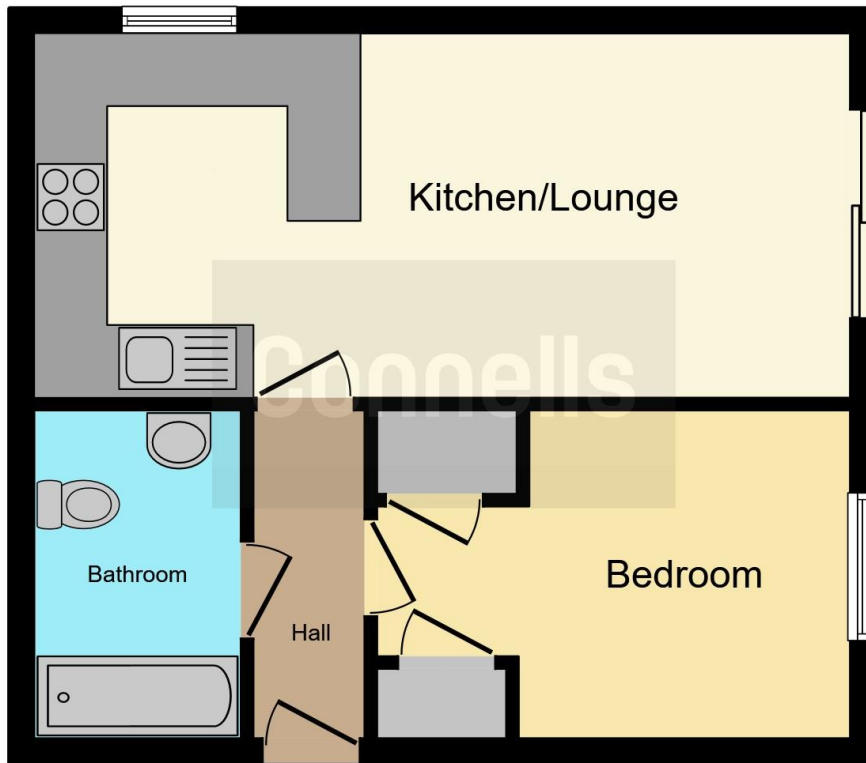
## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and extractor fan..

## Outside

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/COV321354](http://connells.co.uk/Property/COV321354)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2011. 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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