



**Connells**

Grindle Road  
Longford Coventry





## Property Description

This modern mid floor apartment is situated in a quiet cul-de-sac location with canal views, within easy reach of the Ricoh Arena and motorway networks. The accommodation briefly comprises: entrance hall, lounge with Juliet balcony, fitted kitchen, bedroom and a fitted bathroom. Externally there is allocated parking

## Approach

Communal entrance door with security intercom system

## Communal Hall

Stairs to all floors and personal door to;

## Lounge

14' 1" x 10' 10" ( 4.29m x 3.30m )  
Double glazed French doors opening onto Juliet Balcony.

## Fitted Kitchen

10' 10" x 6' 7" ( 3.30m x 2.01m )  
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Integrated electric oven and hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window

## Bedroom

9' 6" x 8' 2" ( 2.90m x 2.49m )  
Double glazed window and radiator.

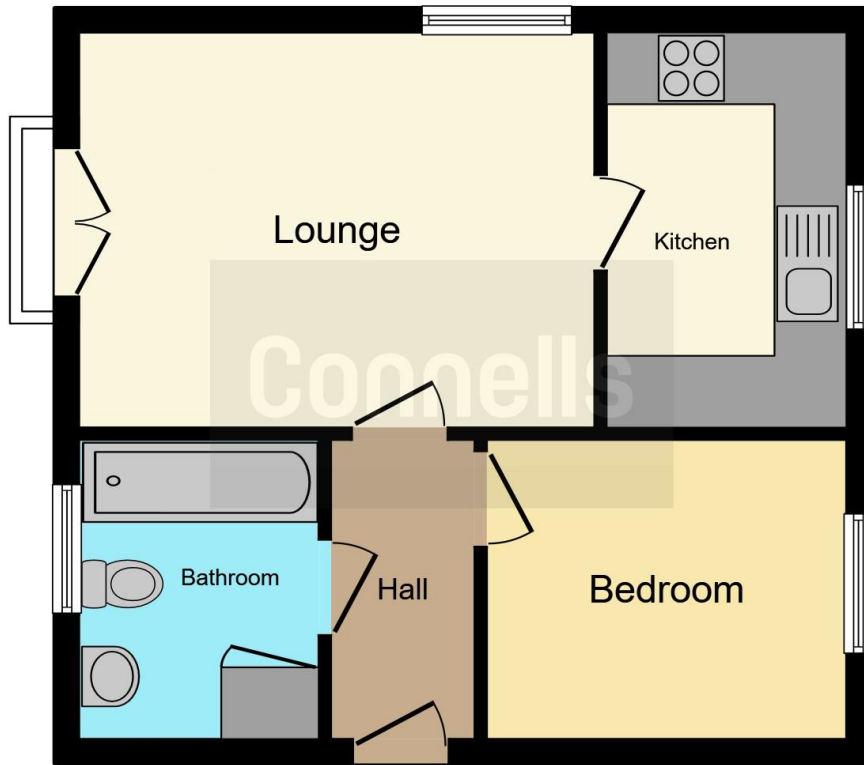
## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window.

## Outside

Communal area.





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/COV321186](http://connells.co.uk/Property/COV321186)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 2002. 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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