



Connells

Amis Court Common Way
Coventry



Property Description

This modern apartment is located in the heart of Stoke Heath, with only a short walk to the Bus 6 route, this property is ideal for links to the City Centre. The accommodation briefly comprises in brief; open plan living room/kitchen with Juliet balcony, two good sized bedrooms and a fitted bathroom.

Approach

Communal entrance door with intercom system

Communal Entrance Hall

Stairs rising to all floors and personal door to

Private Hall

Radiator.

Open Plan Lounge/Kitchen

12' x 20' 10" (3.66m x 6.35m)

Lounge Area

Double glazed window to the front elevation, radiator, 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 gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance and double glazed window to the rear elevation.

Bedroom One

11' 6" x 9' 4" (3.51m x 2.84m)

Double glazed window to the front elevation and radiator

Bedroom Two

11' 8" x 9' 5" (3.56m x 2.87m)

Double glazed window to the front elevation and radiator

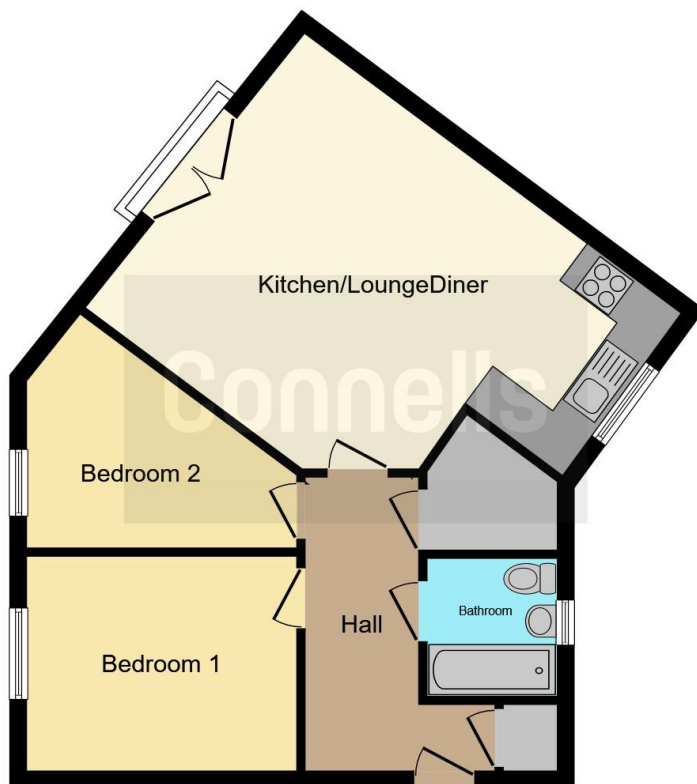
Fitted Bathroom

Tiled, comprising bath with mixer tap, wash hand basin, toilet, shaver point, extractor fan, radiator, and double glazed window to the rear elevation

Outside

Allocated parking and a secured concrete anchor for a motorcycle.





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

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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