



Connells

Tawny Grove
Coventry



Property Description

Located in a sought-after area close to Warwick University, this stunning first floor apartment offers a perfect blend of modern living and convenience. The accommodation briefly comprises; lounge, fitted kitchen, two good sized bedrooms and a fitted bathroom. Additionally residents can enjoy the convenience of off-street parking and well-maintained communal areas.

Approach

Communal door with intercom system.

Communal Entry

Stairs rising to all floors and personal door to;

Private Hall

Two storage cupboards, radiator, laminate flooring.

Lounge

14' 4" plus recess x 12' 9" (4.37m plus recess x 3.89m)

Double glazed doors to elevation, laminate flooring and radiator.

Fitted Kitchen

10' 10" x 9' 9" (3.30m x 2.97m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine & dishwasher/dryer, space for domestic appliance, radiator, double glazed window.

Bedroom One

12' 10" max x 11' 3" (3.91m max x 3.43m)

Double glazed windows to two elevations, laminate flooring and radiator.

Bedroom Two

10' 8" x 10' 5" max (3.25m x 3.17m max)

Double glazed windows to two elevations, laminate flooring and radiator.

Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, radiator, laminate flooring, extractor fan and double glazed window.

Outside

Communal areas and an allocated parking space and plenty of unallocated parking/ off street parking.





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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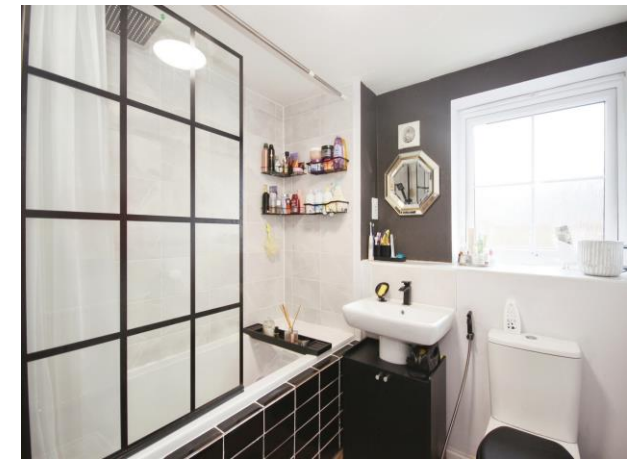
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EPC Rating: B

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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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