



**Connells**

Rathbone Court Stoney Stanton Road  
Coventry



### Property Description

NO CHAIN - Stylish Two-Bedroom Flat - Ideal for First-Time Buyers or Investors.

Are you searching for a well-appointed, contemporary home, or perhaps considering an attractive investment opportunity within a vibrant urban neighborhood? Feast your eyes on this exquisite two-bedroom, two-bathroom flat located in the heart of Coventry, a charming area celebrated for its perfect blend of urban living and community spirit. Step inside to discover a generous layout featuring two inviting bedrooms, a versatile reception room, and two well-equipped bathrooms. The flat has been meticulously maintained and updated to accommodate today's lifestyle needs, including a mains gas supply ensuring year-round comfort. Living here means you're perfectly positioned to take full advantage of Coventry's offerings-from delightful local eateries and bustling marketplaces to recreational parks and excellent transport links, ensuring quick accessibility to neighboring cities and local attractions. Educational institutions, shopping facilities, and essential services are all within easy reach, rounding out the appeal of this enticing urban dwelling. This property represents a fantastic opportunity in a smaller urban area, combining the peace of local living with the energy of city life. A smart choice for those who value both style and convenience! Seize the opportunity to make this flat your new home or a beneficial asset in your property portfolio. Contact us today to schedule a viewing

### Approach

#### Communal Entrance Hallway

Enter via security intercom system to:

#### Entrance Hallway

Laminate flooring, electric heater and cupboard housing the water tank.

#### Lounge

14' 7" max x 13' 11" max ( 4.45m max x 4.24m max )

Double glazed window to the rear aspect, electric heater and laminate flooring.

#### Kitchen

8' 9" x 6' 3" ( 2.67m x 1.91m )

The kitchen comprises of a range of wall and base mounted units incorporating a stainless steel sink and drainer unit with work surfaces and tiled splashbacks, electric oven with hob and hood above, plumbing for washing machine laminate flooring and double glazed window to the rear.

#### Bedroom One

12' 5" x 10' 1" ( 3.78m x 3.07m )

Double glazed window to the front aspect, electric heater and door to:

#### En-Suite

Shower cubicle, low level wc, wash hand basin and electric heater.

#### Bedroom Two

10' 4" x 8' 1" ( 3.15m x 2.46m )

Double glazed window to the front aspect and electric heater.

#### Bathroom

Being tiled and comprises of a bath with shower over, low level wc, wash hand basin, extractor fan and electric heater.

#### Outside

One allocated parking space.

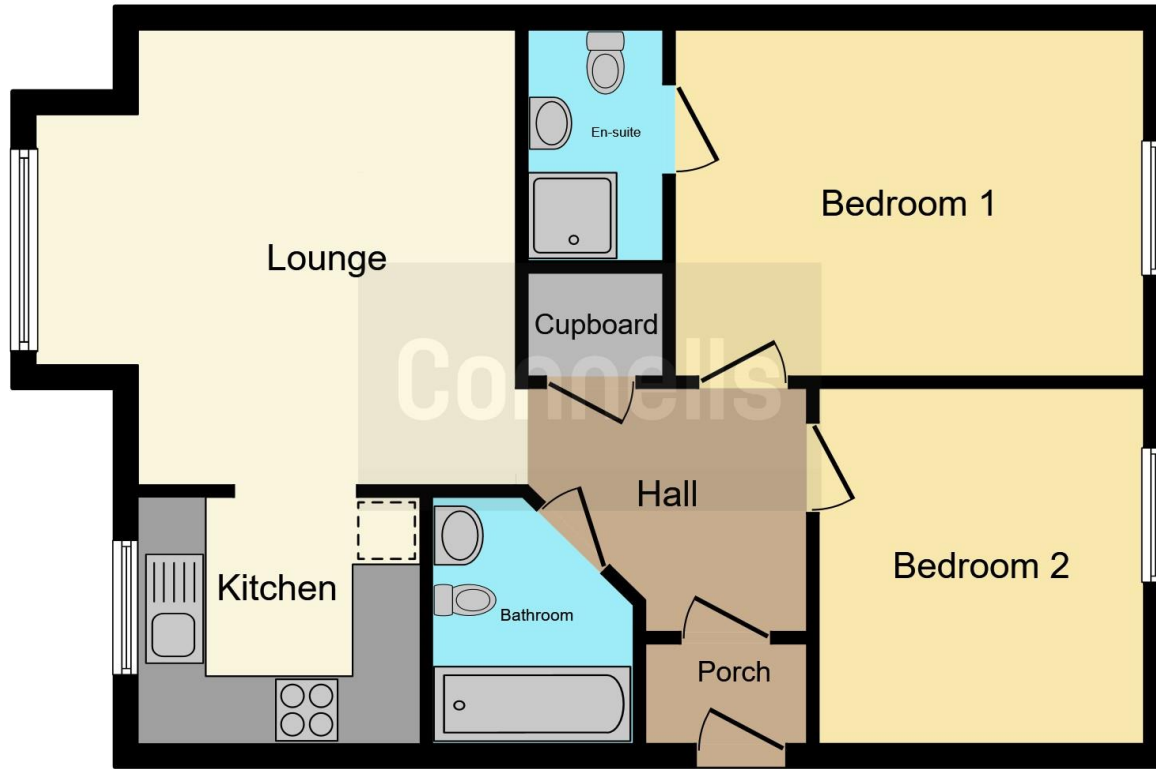
#### Approach

Accessed via a secure gated car park.

## Agents Note

"All services/appliances have not and will not be tested"





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

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: D**

**view this property online [connells.co.uk/Property/COV321471](http://connells.co.uk/Property/COV321471)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV321471 - 0004