



Connells

Thackhall Street
Hillfields Coventry



Property Description

This elegantly appointed 1-bedroom flat represents a prime opportunity for professionals or couples who desire a modern lifestyle within a dynamic urban setting. This property combines comfort with convenience, offering an attractive living arrangement suitable for both first-time buyers and investors. One well-sized bedroom and one modern bathroom. - A well-designed layout featuring a modified dining area. Central heating supplied by mains gas. Conveniently located within the Coventry South constituency, residents benefit from easy access to a variety of local amenities that the thriving heart of Coventry has to offer. The area is characterized by its: - Excellent transport links including local bus routes and railway stations, providing quick access to nearby cities like Birmingham and London. - Array of local shops, vibrant eateries, and essential services all within a short walk or drive. - Proximity to historic sites, museums, and cultural venues that enrich the lifestyle of its inhabitants. Several parks and recreational areas where residents can relax and enjoy outdoor activities. The flat is offered on a leasehold basis. Whether you're beginning your property journey or looking to invest in a thriving urban area, this flat promises a balanced lifestyle with its modern conveniences and bustling neighbourhood ambiance. This property is an excellent gateway to experience the best of Coventry, combining everyday comfort with vibrant urban living. Offered with NO CHAIN

Approach

Communal entrance hallway accessed via a intercom system.

Communal Hallway

Stairs rising to the first floor and private door to:

Entrance Hall

Two large storage cupboards, central heating radiator and door to:

Lounge

18' 5" max x 9' 9" max (5.61m max x 2.97m max)

Double glazed windows to the rear aspect, two central heating radiators and an arch to:

Kitchen

11' 3" x 5' 3" (3.43m x 1.60m)

The kitchen comprises of a range of wall and base mounted units incorporating a stainless steel sink drainer unit with worksurfaces and tiled splashbacks, gas hob with hood above, electric oven, plumbing for washing machine, space for domestic appliance and a double glazed window to the rear aspect.

Bedroom One

14' 8" max x 8' 9" max (4.47m max x 2.67m max)

Double glazed window to the front aspect and a central heating radiator.

Bathroom

Being part tiled and comprises of a bath with shower over, low level wc, wash hand basin, extractor fan and a central heating radiator.

Outside

The property benefits from an 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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: B

view this property online connells.co.uk/Property/COV321648

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV321648 - 0006