



**Connells**

Cephas Court Charles Street  
Coventry



# Cephas Court Charles Street Coventry CV1 5BF

for sale offers over  
**£125,000**



## Property Description

This ground floor apartment is situated close to Coventry City Centre, benefiting from allocated parking and would be an ideal first time buy. The accommodation briefly comprises: lounge, fitted kitchen, three good sized bedrooms and a fitted bathroom.

### Approach

Communal door.

### Communal Hall

Stairs to all floors and personal door to;

### Private Hallway

Doors to;

### Lounge

13' 10" x 11' 1" ( 4.22m x 3.38m )  
Double glazed window, radiator, television point and laminate flooring.

### Fitted Kitchen

9' 4" x 7' 8" ( 2.84m x 2.34m )  
Wall and base mounted units incorporating an inset one and a half bowl single drainer sink unit with work surfaces. Integrated electric oven and hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance and double glazed window.

### Bedroom One

12' 1" x 9' 9" ( 3.68m x 2.97m )  
Double glazed window and radiator.

### En-Suite

### Bedroom Two

12' 4" x 10' 1" ( 3.76m x 3.07m )  
Double glazed window and radiator.

### Bedroom Three

12' 4" x 8' 8" ( 3.76m x 2.64m )  
Double glazed window and radiator.

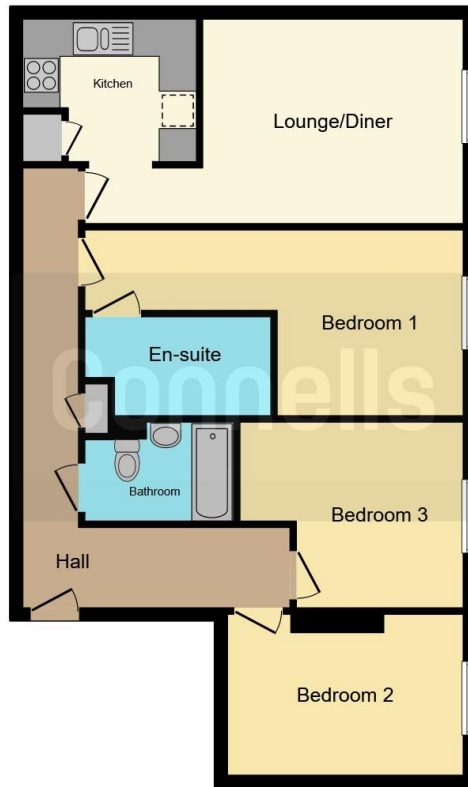
### Fitted Bathroom

Tiled, comprising bath with mixer tap, wash hand basin set into vanity unit, toilet and heated towel rail.

### Outside

Communal gardens with allocated 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/COV321585](http://connells.co.uk/Property/COV321585)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jan 2020. 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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