



Connells

Skipton Gardens
Coventry



Property Description

Sleek, sophisticated, and ideally located, this two-bedroom flat in the vibrant Upper Stoke area represents an outstanding opportunity for first-time buyers or investors. Boasting two well-proportioned bedrooms, this flat has been intuitively modified to maximise space and comfort. The home features a modern bathroom and a singular reception area, creating a welcoming environment for both relaxing and entertaining. The fitted kitchen comes equipped with contemporary amenities, perfect for culinary enthusiasts. Located in the dependable Coventry North East constituency, this flat is nestled in the heart of Coventry's Upper Stoke ward, offering both the tranquillity of a smaller urban area and the convenience of city life. The area is noted for its negligible risk of flooding, enhancing its safety features. Residents will benefit from excellent transport connections and easy access to local amenities; including shopping centres, good schools, parks, and recreational facilities. The bustling city heart offers a variety of restaurants, cafes, and cultural hotspots, ideal for weekends and evenings out. For those who commute, the robust connectivity to the wider regions and major roads makes this a highly desirable location. This is a rare opportunity to own a delightful property in one of Coventry's most sought-after areas. Perfect for a range of buyers, from professionals to small families or investors, this flat combines comfort and convenience in one smart package.

Approach

Communal entrance hallway with private door to:

Entrance Hall

Double glazed window to the front aspect, central heating radiator, three built in storage cupboards and door to:

Lounge

16' 6" x 9' 9" (5.03m x 2.97m)

Double glazed patio door to the rear garden, central heating radiator and door to:

Kitchen

9' 10" x 7' 9" plus recess (3.00m x 2.36m plus recess)

The kitchen comprises of a range of wall and base mounted units incorporating a stainless steel sink drainer unit with work surfaces and tiled splashbacks over, gas hob with extractor hood above, electric oven, plumbing for washing machine, space for fridge freezer and a double glazed window to the front aspect.

Bedroom One

13' 3" x 9' 4" (4.04m x 2.84m)

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

Bedroom Two

13' 2" x 5' 8" (4.01m x 1.73m)

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

Shower Room

Being tiled and comprises of a large shower cubicle, wash hand basin, low level wc, cupboard housing the boiler and double glazed window to the front aspect.

Outside

To the front of the property is a private driveway providing off road parking.

To the rear is a patio beyond being laid to lawn.





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

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38 New Union Street
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EPC Rating: D Council Tax
 Band: A

Service Charge: 700.00 Ground Rent:
 10.00

Tenure: Leasehold

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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.



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