



**Connells**

Queens House Queens Road  
Coventry



## Property Description

This upper floor modern apartment is located in the residential area of Earlsdon within close proximity to the Train station and local amenities which makes this property ideal for students or a professional couple. The accommodation briefly comprises: entrance hallway, open plan living room/ kitchen, double bedroom and a fitted shower room. Outside there is secure parking for one vehicle.

## Approach

Communal entrance door to;

## Communal Hall

Lift and stairs rising to all floors and personal door to;

## Private Hall

Panel heater and laminate flooring.

## Open Plan Lounge/Kitchen

20' 4" x 19' 8" ( 6.20m x 5.99m )

## Lounge Area

Two double glazed windows to the side elevation, panel heater and laminate flooring.

## Kitchen/Diner Area

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob, plumbing for washing machine and space for domestic appliance and laminate flooring.

## Bedroom

15' 4" x 9' 9" ( 4.67m x 2.97m )

Two double glazed windows to the side elevation, electric heater.

## Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and extractor fan.

## Outside

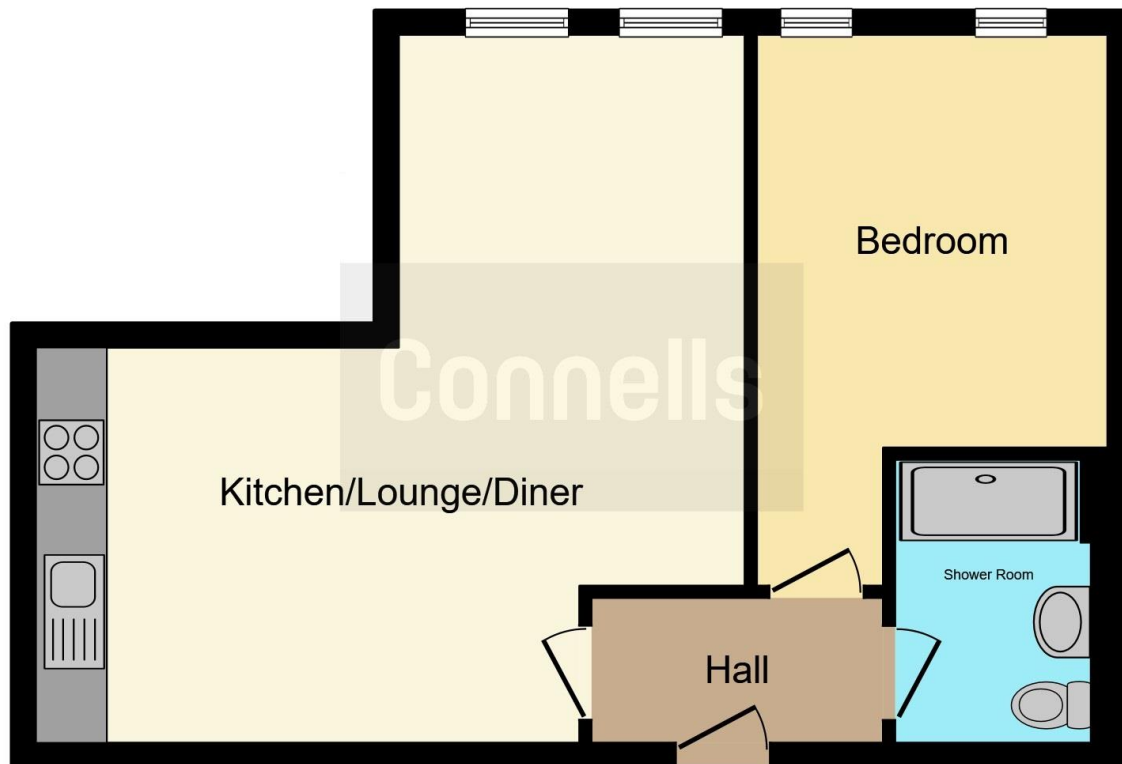
Secure parking for one vehicle.

## Agents Note

Total floor area is 45 square metres







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/COV321992](http://connells.co.uk/Property/COV321992)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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.

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: COV321992 - 0004