



Connells

Anglian Way
Coventry



Property Description

Nestled within the sought-after Stoke Village development, this contemporary ground floor apartment is offered with no upward chain. The accommodation briefly comprises open plan lounge/fitted kitchen, two bedrooms with fitted wardrobes, (bed one with en-suite) and a fitted bathroom. Externally there is a communal garden and allocated parking.

Its prime location offers excellent access to local schools, shops, and transport links, appealing to both professionals and small families.

Approach

Secure communal door.

Communal Hall

Stairs rising to first floor and personal door to;

Private Hallway

Intercom system, radiator, laminate flooring.

Open Plan Lounge/Kitchen

Lounge Area

15' 9" max x 12' 5" (4.80m max x 3.78m)
Double glazed window to the front elevation, two radiators, television point and double glazed French doors opening onto a small patio.

Kitchen Area

9' 7" x 8' 8" (2.92m x 2.64m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the front elevation.

Bedroom One

11' 5" x 10' 7" max (3.48m x 3.23m max)
Double glazed window to the rear elevation, fitted wardrobe and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and extractor fan.

Bedroom Two

11' 5" x 8' 2" (3.48m x 2.49m)
Double glazed window to the rear elevation, fitted wardrobe and radiator.

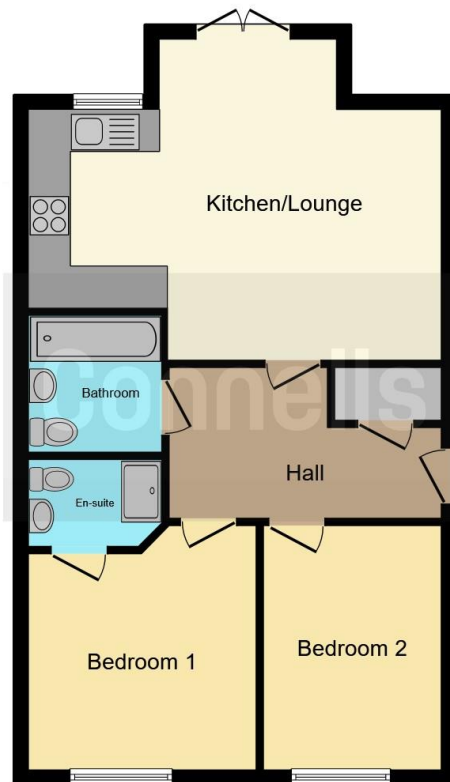
Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and extractor fan.

Outside

Communal garden and 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

To view this property please contact Connells on

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38 New Union Street
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EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/COV322390

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.



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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