



Connells

Charter Avenue
Coventry



Property Description

A truly great opportunity to purchase this two bedroom apartment situated on Charter Avenue in the popular residential area of Canley, close to Warwick University and transport links. The accommodation briefly comprises lounge with door to a balcony, fitted kitchen, two good sized bedrooms and a fitted shower room. Outside there is gated communal area.

Approach

Communal door to;

Communal Hall

Stairs to all floors and personal door to;

Private Hallway

Doors to;

Lounge

12' 5" x 5' 4" (3.78m x 1.63m)
Double glazed door opening onto a balcony and radiator.

Fitted Kitchen

10' 9" x 6' 11" (3.28m x 2.11m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance and a double glazed window.

Bedroom One

12' 4" x 10' 10" (3.76m x 3.30m)
Double glazed window and radiator.

Bedroom Two

12' 10" x 9' 2" max (3.91m x 2.79m max)
Double glazed window and radiator.

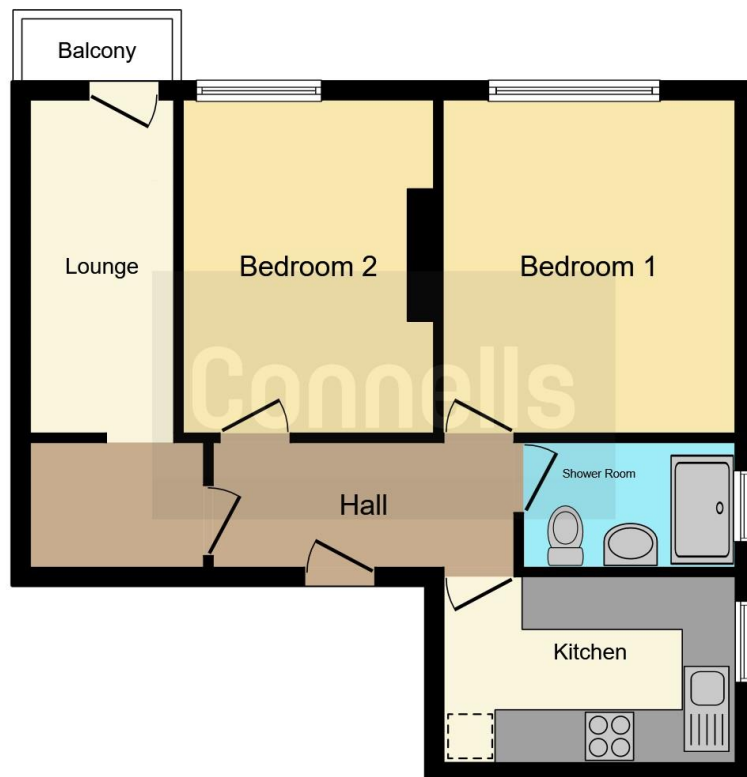
Fitted Shower Room

Tiled, comprising shower, wash hand basin, toilet, radiator and double glazed window.

Outside

Communal area.





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: A

Service Charge: 897.77 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV322580

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jul 2007. Should you require 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.

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.

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