



Connells

Signet Square
Coventry



Property Description

This top floor apartment is ideally located within easy walking distance of Coventry University and the City Centre, being ideal for both students and professionals. The accommodation briefly comprises: open plan lounge/fitted kitchen, two good sized bedrooms and a fitted bathroom. Outside there is allocated parking.

Approach

Communal door with secure entry system.

Communal Hallway

Stairs to all floors and access to;

Open Plan Lounge/Kitchen

16' 11" x 17' 6" (5.16m x 5.33m)

Lounge Area

Double glazed French doors to Juliet balcony, two radiators.

Kitchen 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 gas hob with cookerhood over, plumbing for automatic washing machine and space for domestic appliance,

Bedroom One

10' 3" x 8' 5" (3.12m x 2.57m)
Double glazed window, radiator and walk-in closet.

Bedroom Two

11' 8" x 8' 5" (3.56m x 2.57m)
Double glazed window and a radiator.

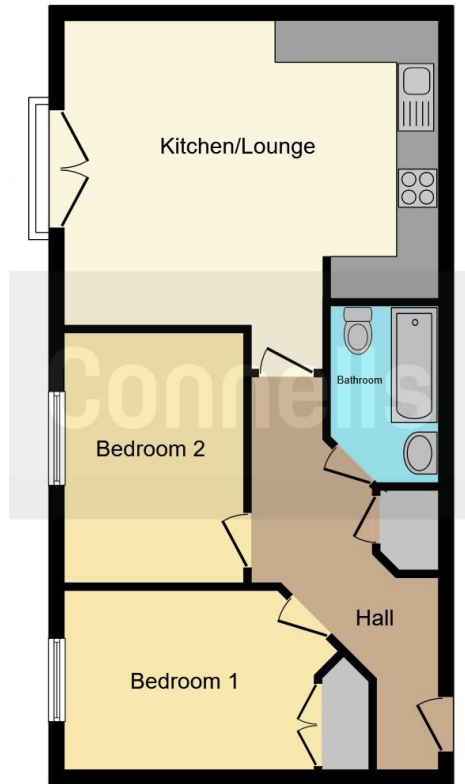
Fitted Bathroom

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

Outside

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: A

Service Charge:
 1350.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/COV322846](https://www.connells.co.uk/Property/COV322846)

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. 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.

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