





Property Description

Two bedroom first floor apartment offered situated in the residential area of Tile Hill. The property benefits from a good sized living area, fitted kitchen, two good sized bedrooms and a fitted bathroom. Outside there is an allocated parking space

There is an option to buy a 50% shared ownership or to buy full ownership.

Approach

Security intercom system provides access to:

Communal Hall

With stairs rising to all floors and private door to:

Private Hallway

Built-in storage cupboard and doors to;

Open Plan Lounge/Kitchen Diner

Lounge/Dining Area

21' 2" max x 14' 8" (6.45m max x 4.47m)
Double glazed walk-in window, television point.

Fitted Kitchen Area

7' x 8' 1" (2.13m x 2.46m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated oven and hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance and double glazed window.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)
Double glazed window and built-in wardrobe.

Bedroom Two

10' 2" x 8' 3" (3.10m x 2.51m)
Double glazed window.

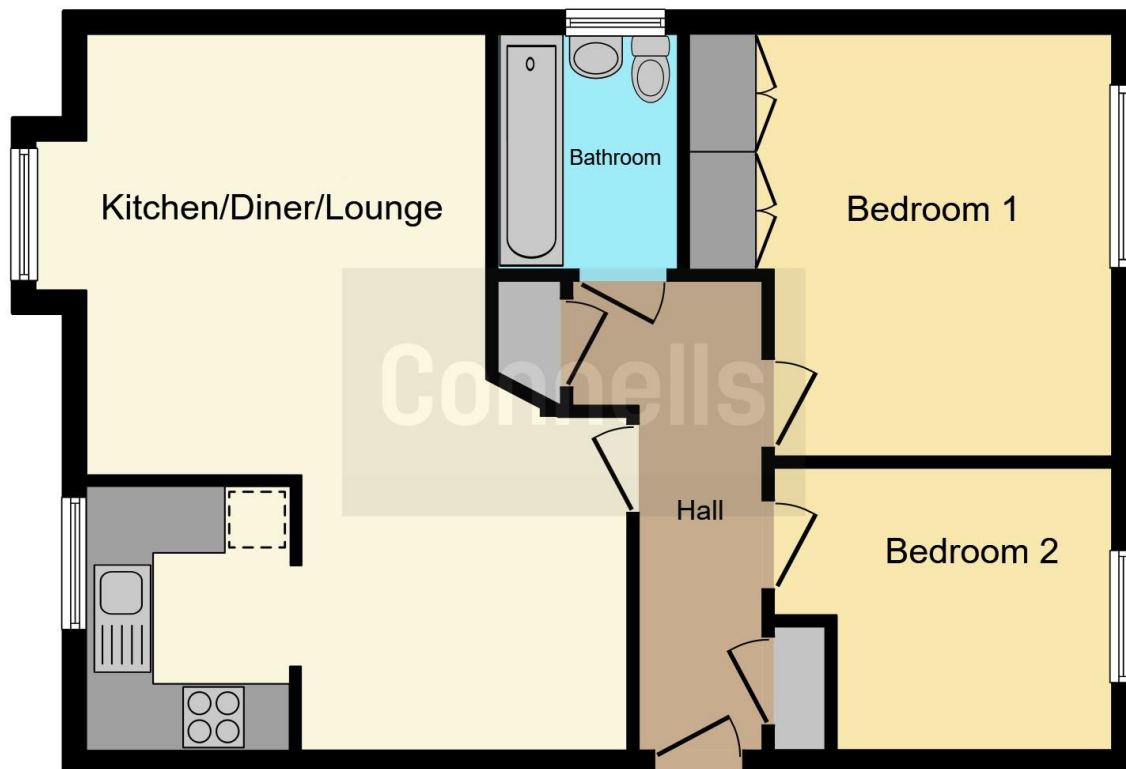
Fitted Bathroom

Tiled, comprising bath with mixer shower, wash hand basin, toilet and double glazed window.

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: B Council Tax
 Band: B

Service Charge: 65.78 Ground Rent:
 249.94

Tenure: Leasehold

view this property online connells.co.uk/Property/COV322724

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Oct 2006. 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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