



Connells

The Lindfield
Stoke Aldermoor Coventry

The Lindfield Stoke Aldermoor Coventry CV3 1FJ

for sale offers over
£90,000



Property Description

This ground floor flat is situated in the heart of Stoke Aldermoor, being close to Jaguar Land Rover, local amenities and bus routes. The accommodation briefly comprises: lounge, fitted kitchen, two good sized bedrooms and a fitted bathroom. Externally there is a communal garden.

Approach

Communal door with intercom system to;

Communal Hall

Stairs to all floors and personal door to;

Private Hallway

Radiator, laminate flooring and storage cupboard.

Lounge

15' 10" x 11' 8" (4.83m x 3.56m)
Double glazed window, radiator and laminate flooring.

Fitted Kitchen

10' 1" max x 6' 10" (3.07m max x 2.08m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance and double glazed window.

Bedroom One

14' 9" x 9' 6" plus recess (4.50m x 2.90m plus recess)
Double glazed window, laminate flooring and radiator.

Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m)
Double glazed window, laminate flooring, fitted wardrobe and radiator.

Fitted Bathroom

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

Outside

Communal garden.





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
 COVENTRY CV1 2HN

EPC Rating: C Council Tax
 Band: A

Service Charge: 600.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV321559

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Dec 2003. 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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