



Connells

Sullivan Court Sullivan Road
Coventry



Property Description

This well presented upper floor apartment is situated within a much sought-after area in Coventry, being close to local amenities, multiple bus routes, A444 and M6 road networks and the University Hospital. In brief the accommodation briefly comprises: entrance hallway, lounge, with a separate modern fitted kitchen, good sized bedroom and a fitted bathroom.

Approach

Communal entrance door

Communal Entry

Stairs rising to all floors and personal door to:

Private Hallway

Doors to;

Lounge

15' 1" x 10' (4.60m x 3.05m)

Double glazed window and electric radiator.

Fitted Kitchen

12' 5" x 6' 1" (3.78m x 1.85m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance and a double glazed window.

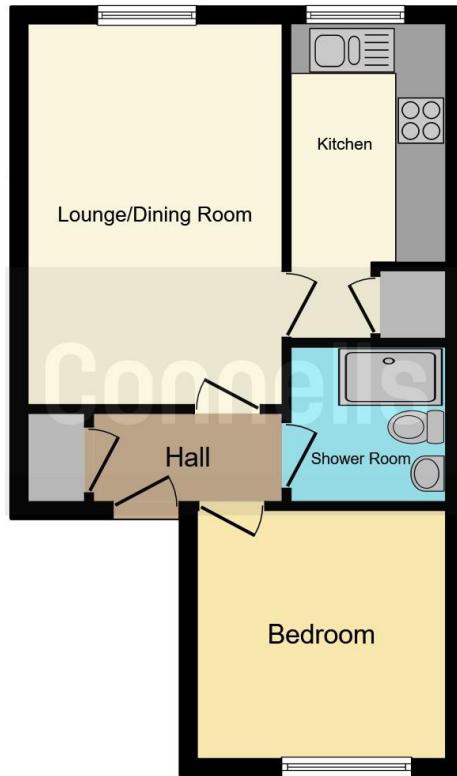
Bedroom

Double glazed window and electric radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit and a toilet,.





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: D Council Tax
 Band: A

Service Charge: 956.00 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV322793

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Nov 1995. 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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Property Ref: COV322793 - 0003

