



Connells

Monticello Way
Coventry



Property Description

This modern ground floor apartment is situated near local amenities and motorway links this property and is perfect for a first time buyer or buy to let investor. The accommodation briefly comprises: lounge/fitted kitchen, good sized bedroom and a fitted bathroom.

Approach

Communal entrance door with intercom system.

Communal Entry

Stairs rising to all floors and personal door to;

Private Hall

Intercom system and doors to;

Lounge

13' 5" x 12' 9" (4.09m x 3.89m)

Two double glazed windows, radiator and through to;

Fitted Kitchen

9' 3" x 5' 2" (2.82m x 1.57m)

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 electric hob with cookerhood over, space for domestic appliance.

Bedroom

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, low level wc and radiator.

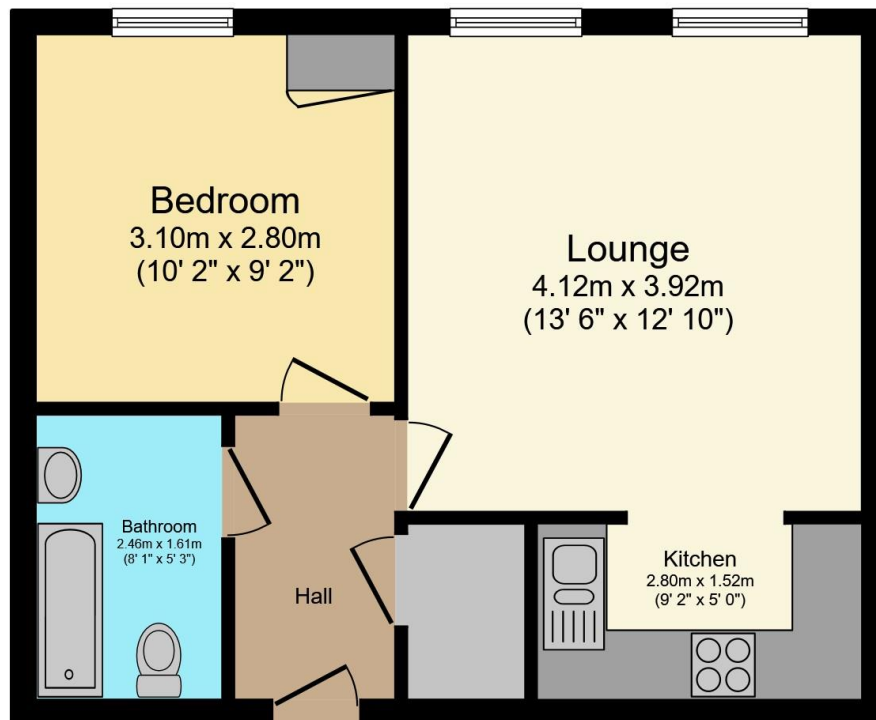
Outside

Communal parking.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.





Total floor area 40.9 m² (440 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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view this property online connells.co.uk/Property/COV322831

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold



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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