



Fletcher Walk, Finham, Coventry CV3 6BF
Offers Over £180,000

archerbassett
LETTINGS AND SALES

No upward chain and can be available vacant possession or as an investment with a tenant situ, current annual rental is £11400. Situated in a gated development this modern and spacious two bedroom apartment benefits from double glazing and gas central heating throughout and comprises of a entrance hall with large storage cupboards, open plan living area with Juliet balcony and fitted modern kitchen with integrated gas hob and electric oven, larger than average bathroom with bath and separate double shower cubicle and the principle bedroom has an en-suite shower room. Other features include off allocated parking behind security gates and secure entry phone system.

Entrance Hallway

Entrance hallway with two storage cupboards.

Open Plan Lounge / Kitchen Diner

23'2" x 32'5" (7.07m x 9.90m)

Spacious open plan lounge/ kitchen diner with Juliet balcony to the lounge area and the modern fitted kitchen has a good range of wall & base units incorporating an integrated oven & hob.

Bedroom One

13'1" x 10'7" (4.00m x 3.25m)

The well proportioned principle bedroom benefits from having an en-suite bathroom with shower cubicle, W/C & hand wash.

Bedroom Two

8'6" x 11'2" (2.61m x 3.41m)

A further good size secondary double bedroom.

Bathroom

The large main bathroom comes with a white suite to include a bath, double shower cubicle, W/C and hand wash.

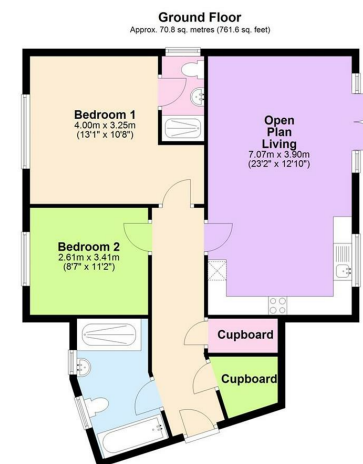
Tenure (Leasehold)

The agent has been informed that the property is offered leasehold however any interested party should obtain

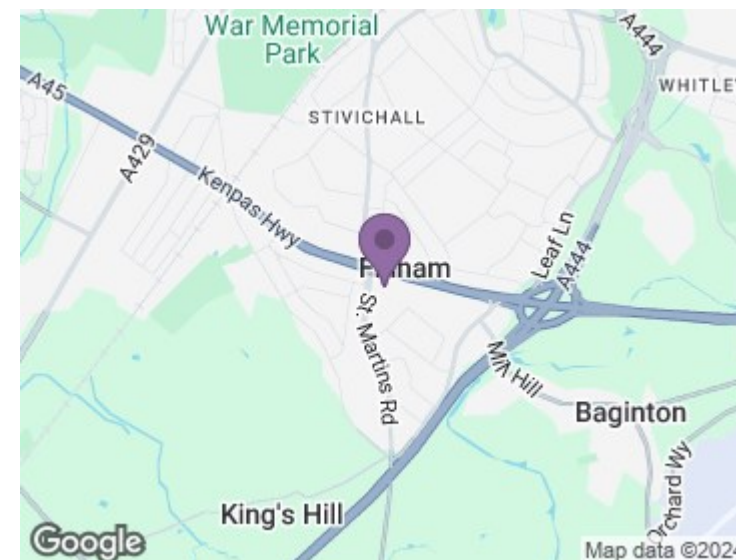
confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.

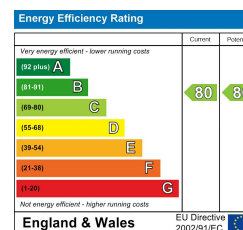


Total area: approx. 70.8 sq. metres (761.6 sq. feet)
This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using Planit.



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