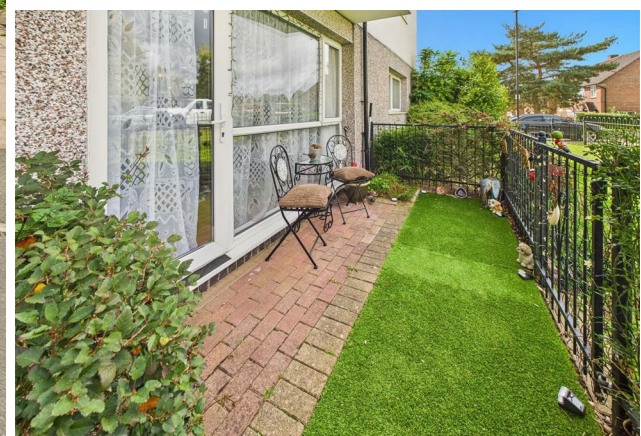


360°  
VIRTUAL TOUR  
ONLINE  
VIEWING



Plantshill Crescent, , Coventry CV4 9RQ  
£129,950

archerbassett  
LETTINGS AND SALES



**\*EXCELLENT FIRST TIME BUY OR INVESTMENT\*** A very well presented two double bedroom ground floor apartment with double glazing and gas central heating throughout. Situated a short walk from Tile Hill train station and local amenities the property also has good transport links to University of Warwick Science Park and Coventry University Technology Park. Briefly comprising of a spacious modern fitted kitchen with integrated gas hob and electric oven set off the entrance hallway which includes fitted and built in storage. A large living room with feature fireplace and Patio door leading to the private patio garden, two double bedrooms with fitted wardrobes and the fully tiled bathroom features a white suite with bath, W/C and hand wash basin. Other benefits include new interior doors, secure phone entry, additional window security grilles, an external storage shed and a communal drying area. There is also the potential to rent a separate garage privately on a secure gated compound.

**Kitchen**  
**8'9" x 13'7" (2.68m x 4.15m)**

Modern kitchen with range of wall and base units, with integrated gas hob and electric oven, plus built in storage cupboard and stylish fitted storage in the entrance hallway.

**Lounge**  
**12'7" x 13'3" (3.84 x 4.05)**

Double glazed patio doors leading to a private garden space. Spacious lounge with feature fireplace and laminate flooring

**Bedroom 1**  
**9'1" x 11'11" (2.79m x 3.65m)**

Double glazed window to rear, large double room with fitted wardrobes and carpet.

**Bedroom 2**  
**12'1" x 8'10" (3.70 x 2.71m)**

Double glazed window to side, large double room with laminate flooring.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

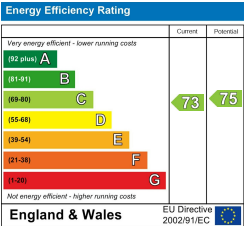
**Bathroom**  
**8'10" x 4'11" (2.71m x 1.51m )**

Double glazed window to front with privacy glass, spacious bathroom with white suite to include bath, W/C and hand wash basin.

**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.

- Agent Notes**
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
  2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
  3. These particulars do not constitute part or all of an offer or contract.
  4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
  5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

**Viewings**  
Viewings are strictly by appointment only via Archer Bassett.



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