

# **22 Long Close Avenue**

ALLESLEY VILLAGE, COVENTRY, CV5 9GH

Henry James
The Rugby Property Expert











Have you ever imagined feeling the warmth of the summer's sun relaxing in the privacy of your own balcony? Sound idyllic? This dream can be your new reality with this spacious second-floor penthouse flat.

### Property at a glance

Second Floor Penthouse Flat

Two Double Bedrooms

Spacious Living Room

Extensive Loft Space

Balcony With Attractive Views

Lawned Communal Garden

**External Store** 

Schools Within Walking Distance

**Excellent Commuter Links** 

EPC Rating - C



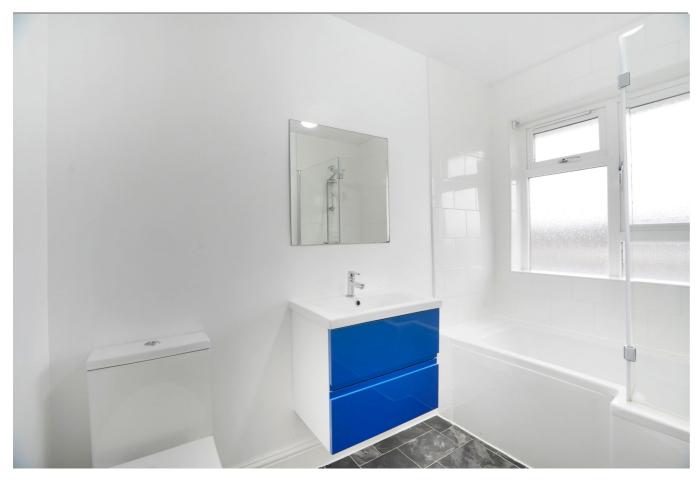
















The spacious living room offers a generous amount of living space with ample room for a television, multiple sofas and a dining table. The whole space feels very light and airy thanks to the large South-facing window which makes it a perfect place to enjoy a hearty meal and to entertain guests.

The modern kitchen offers a range of eye-level units as well as matching base units which form a U-shape. The U-shaped worktops provide a wealth of space for food preparation. The kitchen features an integrated 4-zone induction hob, a built-in Beko oven, an integrated stainless steel cooker hood, a built-in stainless steel sink as well as space for two appliances which is currently home to a fridge-freezer as well as a washer dryer.

The master bedroom is a fabulous size and can comfortably accommodate even a king-size double bed. What's more the master bedroom offers two large built-in wardrobes which provide plenty of space for clothes storage. The generous master bedroom benefits from a very large south-facing window which provides lovely views of the front of the property. The second bedroom is large enough to comfortably accommodate a double bed and benefits from a large window which fills the room with natural light.

The generous balcony is a fantastic space to sit back, relax and enjoy an early morning coffee or perhaps a glass of wine at the end of a hard day's work.

"For me there are few properties that come to the market that compare to this property, the amount of space it offers in the desirable location of Allesley Village makes this a rare find"

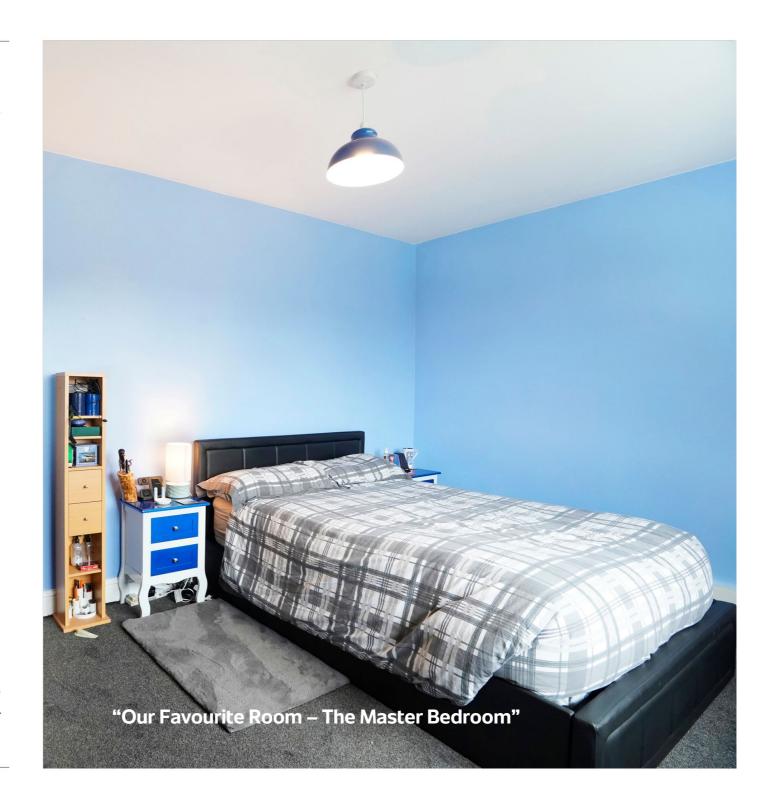
## The Seller's View

"This was our first home and we have loved having a place to call our own, we have loads of room here and the storage offered by the loft space, the store outside and the built in cupboards is very handy"

"Summer is our favourite time of year here. We can open up all the windows and the balcony door which allows a gentle summer breeze to flow through the space"

"Our fondest memory from living here is when we had the whole family round for my birthday and we were all sat together joking, laughing and enjoying a bite to eat in the living room"

"When we bought our home it was the balcony that sold it to us, it offers us somewhere to house our guinea pigs. We love sitting on the balcony in the summer with a drink and a guinea pig on our lap"



#### **Directions**

Heading South on the A38 take The Manadon Interchange turning, at the roundabout take the 5th Exit towards Derriford, keep in the left hand lane and proceed along the road, at the first set of traffic lights turn left into Boniface Lane, take the first left in to Temeraire Lane and immediately left into Jellicoe Road, follow the road and you will come to a crossroads, the sign and driveway to Manadon House is immediately infront of you.

#### Services

Main water, gas, electric and broadband

#### Tenure

Leasehold - 125 year lease from November 2017 Ground rent - Peppercorn Service charge - £942 per annum

#### **Local Authority & Tax Band**

Coventry City Council
City Council House, Earl Street, CV1 5RR
https://www.coventry.gov.uk/
Tel 08085 834333
Tax band - A

#### **Viewing Arrangements**

Viewing strictly by appointment with sole agent Henry James 07960 882807 henry@thepropertyexperts.co.uk

#### **Amenties/Distances**

City Centre 2.9 miles

Primary Schools 0.2 miles

Train Station 3.2 miles

Motorway links 6.1 miles

Airport 6.1 miles

Nearest Towns 7.0 miles

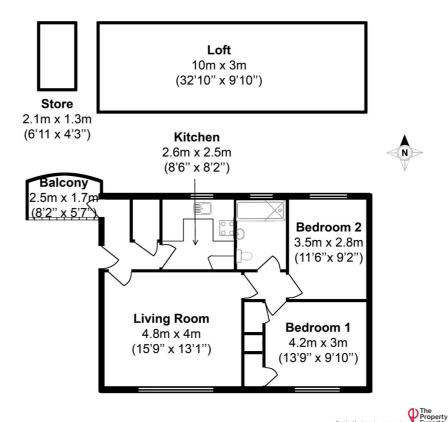
Bus Station 0.2 miles

University 3.6 miles

Hospital 6.7 miles

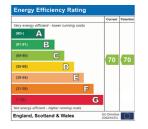
## Long Close Avenue, Coventry, CV5

Approximate total area (including loft and store) = 95 sq.m.



#### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure



# **About the Area**

#### Coventry

Coventry is a city in the West Midlands, England. It is on the River Sherbourne. Coventry has been a large settlement for centuries, although it was not founded and given its city status until the Middle Ages. The city is governed by Coventry City Council.

Formerly part of Warwickshire until 1451, and again from 1842 to 1974, Coventry had a population of 345,328 at the 2021 census, making it the tenth largest city in England and the 12th largest in the United Kingdom.



### West Midlands

West Midlands is a landlocked county, it borders Staffordshire to the north and west, Worcestershire to the south, and is surrounded by Warwickshire to the east.

The county is almost entirely urban, with an area of 348 sq miles and a population of 2,919,600, making it the second most populous county in England after Greater London. After Birmingham (1,144,919) the largest settlements are the cities of Coventry (345,324) and Wolverhampton (263,700), Solihull (126,577), and Sutton Coldfield (109,899).





# **Henry James**

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### Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

"Henry is by far the most friendly and approachable agent that we've met. The best part about Henry's service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him."

Sam Kealy

**\*allAgents** 



