



## Paladine Way, Coventry CV3 1NG Guide Price £113,000

Modern Two-Bedroom Apartment with City Views – No Onward Chain

Pointons are delighted to present this stylish and spacious two-bedroom apartment, boasting stunning city views and offered for sale with no onward chain. Built in 2008, this modern home is ideally located in a sought-after central area, offering easy access to Coventry city centre, Jaguar Land Rover, and a wide range of local shops, restaurants, and transport links.

The property features a bright open-plan living, dining, and kitchen area, complete with natural light. The modern fitted kitchen comes with integrated appliances and ample storage, making it both practical and elegant.

There are two generously sized double bedrooms, including a master bedroom with ensuite shower room, alongside a stylish family bathroom. A large hallway storage cupboard adds convenience, while gas central heating ensures comfort all year round.

Externally, the apartment benefits from secure gated parking and a communal entrance with intercom access.

This property represents an excellent opportunity for first-time buyers or investors seeking a ready-to-move-in home in a thriving city location.



### Entrance Hall

11'6" x 3'4" (3.50m x 1.02m)

### Lounge/Kitchen/Diner

22'5" x 10'11" (6.82m x 3.32m)

### Bedroom 1

12'8" x 10'4" (3.85m x 3.14m)

### En-suite

5'4" x 6'8" (1.62m x 2.02m)

### Bedroom 2

10'7" x 8'9" (3.23m x 2.66m)

### Bathroom

7'9" x 6'4" (2.36m x 1.92m)

### Good to Know

Age: 17yrs, Built 2008

Heating: Electric

Total SqFt: 645.84

Energy efficiency rating: C

Council Tax Band: B

Sold with Vacant possession, NO CHAIN.

### Tenure

Leasehold: 125 years from 2007

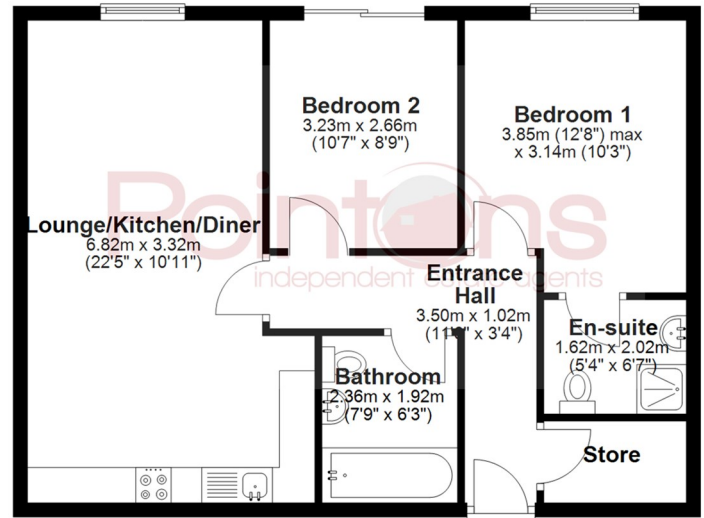
Annual Ground Rent: £150.

Annual Service Charge: £2548.60.

### Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

### Ground Floor



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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