



## Stoney Road , Coventry, CV1 2NP Offers over £95,000

Evans Estates is delighted to present this lovely over 55's ground floor flat, currently listed for sale. The property is in good condition, reflecting its meticulous care and upkeep. Boasting two well-sized bedrooms, this flat is optimized for easy, comfortable living.

The layout includes a single reception room which is perfect for hosting guests or unwinding after a busy day. The property also benefits from a fully functional kitchen, assisting in all culinary demands. Additionally, the flat incorporates a bathroom, further adding to the easy living that this property promotes.

Situated in an urban area, this property's location is nothing short of excellent. It provides access to local amenities adding to daily convenience. For those using public transport, the area has efficient links to aid in travel. In addition, the vicinity proposes cycling routes and is within walking distance of the town centre.

This flat is impressively balanced between restful private rooms and communal areas, ideal for both socialising and relaxing, making it a truly splendid place to call home. The flat is a superb find for potential homeowners seeking a property with easy access to urban amenities and transportation networks.

- Over 55's
- Near town centre
- Good Condition
- Parking
- Long Lease

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



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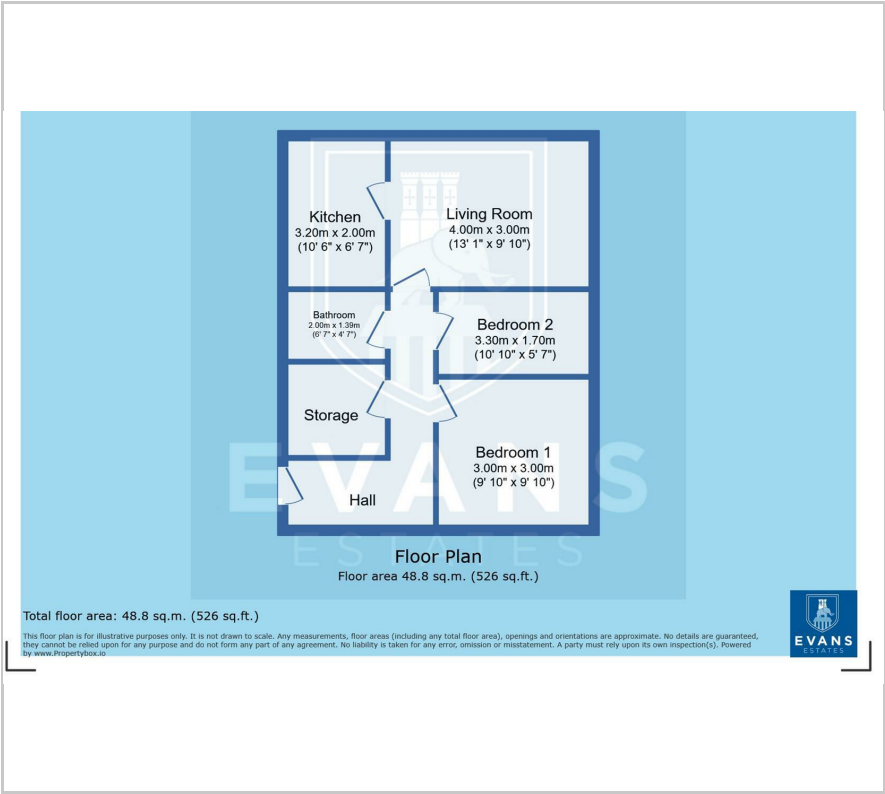
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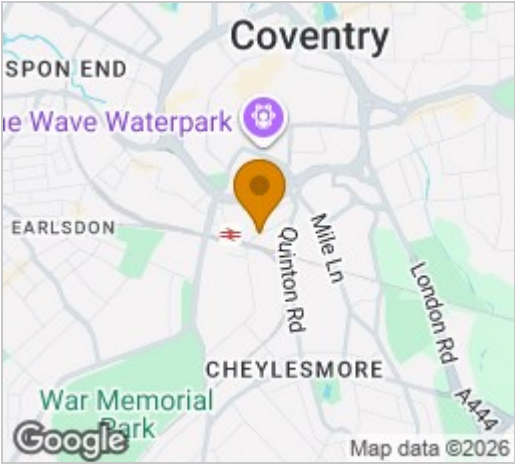
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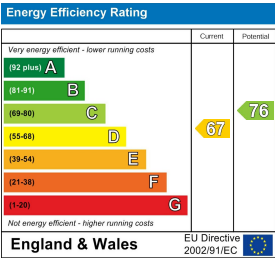
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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