



**49 Queens Road Coventry CV1 3DG**  
**£150,000**

**Benburys**  
SALES AND LETTINGS

Welcome to Kings Chambers, located in the heart of Coventry! This stunning ground floor flat is a modern gem, perfect for those seeking a stylish and convenient living space.

Step inside this modern property and be greeted by a spacious open plan layout that seamlessly combines the kitchen and lounge area. The modern studio design offers a contemporary feel, ideal for those who appreciate sleek aesthetics.

The property boasts a generously sized bedroom that is part of the open plan layout, providing a cosy and inviting space to relax and unwind. Additionally, the walk-in wardrobe offers ample storage space, ensuring your belongings are neatly tucked away.

Situated just outside the City Center, you'll enjoy the best of both worlds - a peaceful retreat to call home, yet with easy access to all the amenities and attractions Coventry has to offer.

Don't miss the opportunity to make this modern flat your own and experience the convenience and comfort it has to offer. Contact us today to arrange a viewing and take the first step towards your new home at Kings Chambers!

### ENTRANCE

Coming through the secure door, the hallway leads to the flat entrance. Once inside there are doors off to the shower room and kitchen/lounge/bedroom.

### OPEN PLAN LIVING/KITCHEN AREA

**23'5" x 9'8" (7.16 x 2.97)**

This spacious room benefits from having laminate flooring, double glazed window to the front aspect and electric heating. The kitchen area has matching wall and base units, space for washing machine, fridge/freezer and dishwasher, electric oven, hob with extractor over, stainless steel sink unit with mixer tap.

### **DISCLAIMER**

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### BEDROOM AREA

**19'10" x 12'0" (6.07 x 3.67)**

Having laminate flooring and electric flooring. This room is tucked away from the living space and has ample space for bedroom furniture and a study area/dining room.

### WALK IN WARDROBE

**20'11" (6.4)**

This additional space off the bedroom provides plenty of space to be used as a walk in wardrobe.

### SHOWER ROOM

**7'0" x 9'8" (2.15 x 2.97)**

This modern shower room benefits from the walls and floor being tiled, walk in shower cubical with electric shower, close coupled toilet, vanity sink unit and finished with spot lights.

### **E1 KINGS CHAMBERS**

Approximate Gross Internal Area 600 sq ft / 55.7 sq m



**GROSS INTERNAL FLOOR AREA 600 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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	

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