



Cole Court, Coundon Road, Coventry CV6 1PY
£135,000

archerbassett
LETTINGS AND SALES

CURRENTLY ACHEIVING £9900PA A modern two double bedroom apartment in a popular development close to the City Centre and local amenities, which benefits from gas central heating and double glazing throughout. Comprises of a spacious lounge, fitted kitchen which includes a range of wall and base units with gas hob and electric oven. There is a modern part tiled bathroom with white suite, to include walk in shower, W/C and hand wash basin. Other features include secure telephone entry system and allocated parking. Can be offered with existing tenants or with vacant possession.

Lounge
17'4" x 10'7" (5.29m x 3.23m)
Double glazed bay window to front, spacious lounge with carpet.

Kitchen
8'5" x 11'5" (2.57m x 3.47m)
Dual aspect windows, generously sized kitchen with a range of wall and base units and integrated gas hob and electric oven.

Bedroom 1
8'8" x 11'5" (2.65m x 3.47m)
Double glazed window to side, large double bedroom with carpet.

Bedroom 2
13'1" x 11'5" (3.98m x 3.47m)
Double glazed window to side, large double room with two built in wardrobes.

Bathroom
7'2" x 6'4" (2.19m x 1.93m)
Modern tiled bathroom with walk in shower, W/C and hand wash basin.

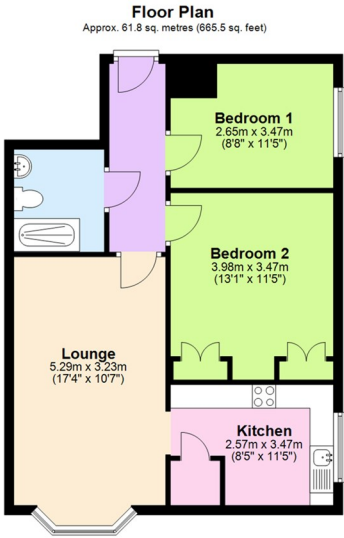
Viewings
Viewings are strictly by appointment only via Archer Bassett.

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Tenure - Leasehold
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 - 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.



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

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Plan produced using PlanUp.

