



Connells

Signals Drive
Coventry



Property Description

This ground floor apartment is situated on the popular New Stoke Village Estate, close to all local amenities and is within close proximity to the city centre with great links to Birmingham and London. The accommodation briefly comprises open-plan living room and kitchen area, complete with a Juliet balcony, two bedrooms (bed one with a Juliet balcony & en-suite) and a fitted bathroom. Outside there is allocated parking.

Approach

Communal entrance door with intercom system.

Communal Entry

Stairs to all floors and personal door to;

Private Hall

Intercom system, radiator, cupboard and doors to;

Open Plan Lounge/Kitchen

18' 2" x 12' 4" (5.54m x 3.76m)

Lounge Area

Double glazed doors opening onto Juliet balcony, radiator and laminate flooring.

Kitchen Area

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with extractor hood over, integral dishwasher, integral , double glazed window.

Bedroom One

11' 6" plus recess x 10' 2" (3.51m plus recess x 3.10m)
Double glazed French doors opening onto Juliet balcony and a radiator.

En-Suite

Tiled, comprising shower cubicle,, wash hand basin, toilet and a radiator.

Bedroom Two

10' 3" x 7' (3.12m x 2.13m)
Double glazed window and radiator.

Fitted Bathroom

Tiled, comprising bath, wash hand basin, toilet and a radiator.

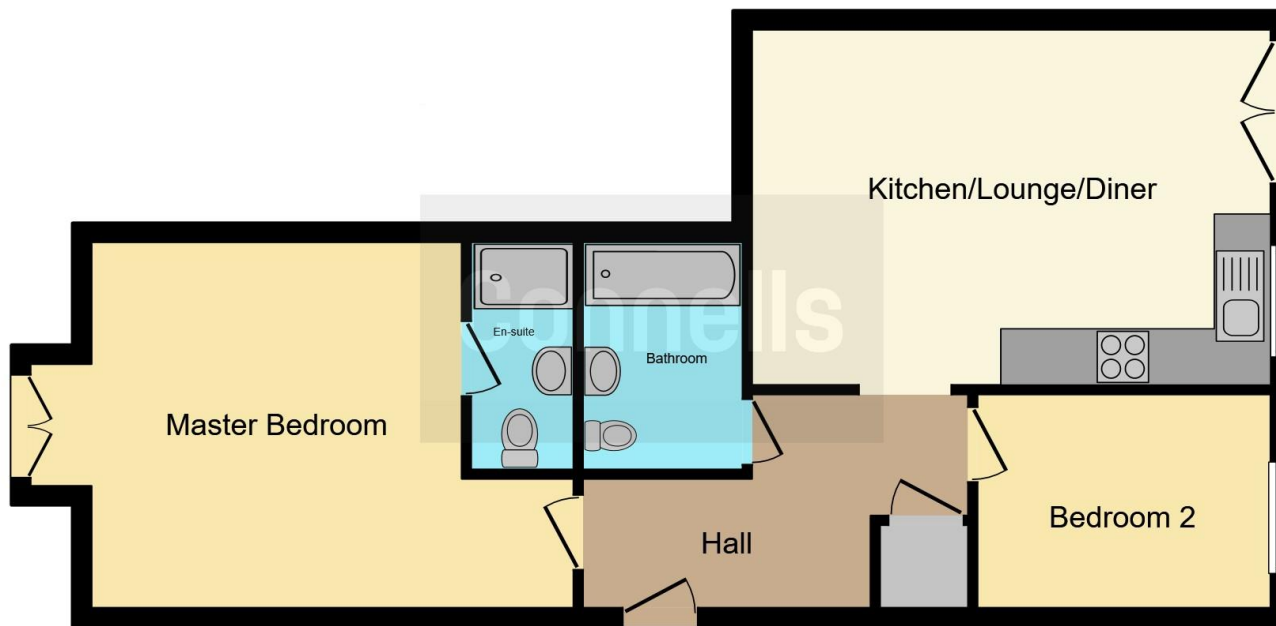
Outside

Allocated parking.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1077.00

Ground Rent:
 373.91

Tenure: Leasehold

view this property online connells.co.uk/Property/COV319309

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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