



Connells

Rathbone Court Stoney Stanton Road
Coventry

Rathbone Court Stoney Stanton Road Coventry CV6 5EA

for sale offers over
£110,000



Property Description

Modern second floor two bedroom apartment situated in the residential area of Foleshill, living here means you're perfectly positioned to take full advantage of Coventry's offerings- from delightful local eateries and bustling marketplaces to recreational parks and excellent transport links, ensuring quick accessibility to neighbouring cities and local attractions. The accommodation briefly comprises: open plan lounge/ fitted kitchen, two double bedrooms (bed one with en-suite) and a fitted bathroom. This property would be an ideal investment property or the perfect starter home.

Approach

Secure communal door.

Communal Entrance Hall

Stairs to all floors and personal door to;

Private Hall

Intercom system, electric heater and storage cupboard.

Open Plan Lounge/Kitchen

Lounge Area

15' 7" max x 11' 8" (4.75m max x 3.56m)

Double glazed window and two electric heaters.

Fitted Kitchen Area

8' 9" x 6' 3" (2.67m x 1.91m)

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 electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window.

Bedroom One

12' 3" x 9' 1" (3.73m x 2.77m)

Double glazed window and electric heater.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, electric heater and extractor fan.

Bedroom Two

12' 4" max x 8' 11" max (3.76m max x 2.72m max)

Double glazed window and electric heater.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, electric heater and extractor fan.

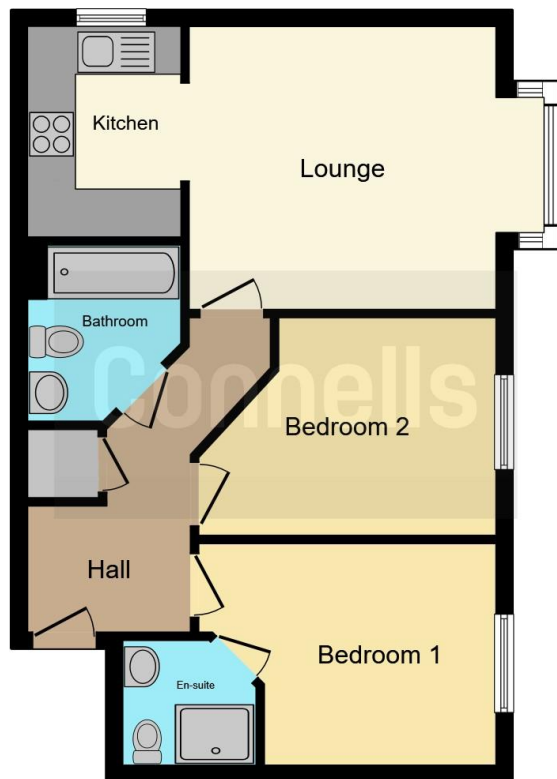
Outside

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:
 1669.46

Ground Rent:
 271.98

Tenure: Leasehold

view this property online connells.co.uk/Property/COV321864

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 2006. 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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