



**Connells**

Terry Road  
Coventry



## Property Description

This modern second floor apartment is situated in a well-maintained development in Stoke Village, enjoying the convenience of allocated parking and access to Coventry City Centre, the University Campus, transport links and other local amenities. The accommodation briefly comprises of a spacious open plan lounge/fitted kitchen, two bedrooms, (bedroom one with en-suite) and a fitted bathroom.

### Approach

Secure communal door.

### Communal Entry

Stairs to all floors and personal door to;

### Private Hall

Doors to;

### Open Plan Lounge/Kitchen

19' 1" x 11' 8" ( 5.82m x 3.56m )

### Lounge Area

Double glazed French doors opening onto a Juliet Balcony.

### Kitchen Area

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance and double glazed window.

### Bedroom One

11' 4" x 10' 6" ( 3.45m x 3.20m )  
Double glazed window and radiator.

### En-Suite

Comprising shower cubicle, wash hand basin, toilet and radiator.

### Bedroom Two

11' 4" x 8' 4" ( 3.45m x 2.54m )  
Double glazed window and radiator.

### Fitted Bathroom

Comprising bath, wash hand basin, toilet, radiator and double glazed window.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1827.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV322989](http://connells.co.uk/Property/COV322989)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Mar 2010. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV322989 - 0006