



**Connells**

Swan Court Swan Lane  
Coventry



## Property Description

This first floor apartment is situated in the popular residential location of Stoke and within walking distance to the City Centre. The accommodation briefly comprises: entrance hall, lounge with French door opening onto a Juliet balcony, fitted kitchen, two bedrooms (bedroom one with en-suite) and a fitted bathroom. Outside there is communal parking.

### Approach

Communal door with secure intercom system.

### Communal Entry

Stairs to all floors and personal door to;

### Private Hallway

Radiator and storage cupboard.

### Lounge

Two double glazed windows, two radiators and double glazed French doors opening onto a Juliet balcony. Through to;

### Fitted Kitchen

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

### Bedroom One

Double glazed window and radiator

### En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan and double glazed window.

### Bedroom Two

Double glazed window and radiator

### Fitted Bathroom

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

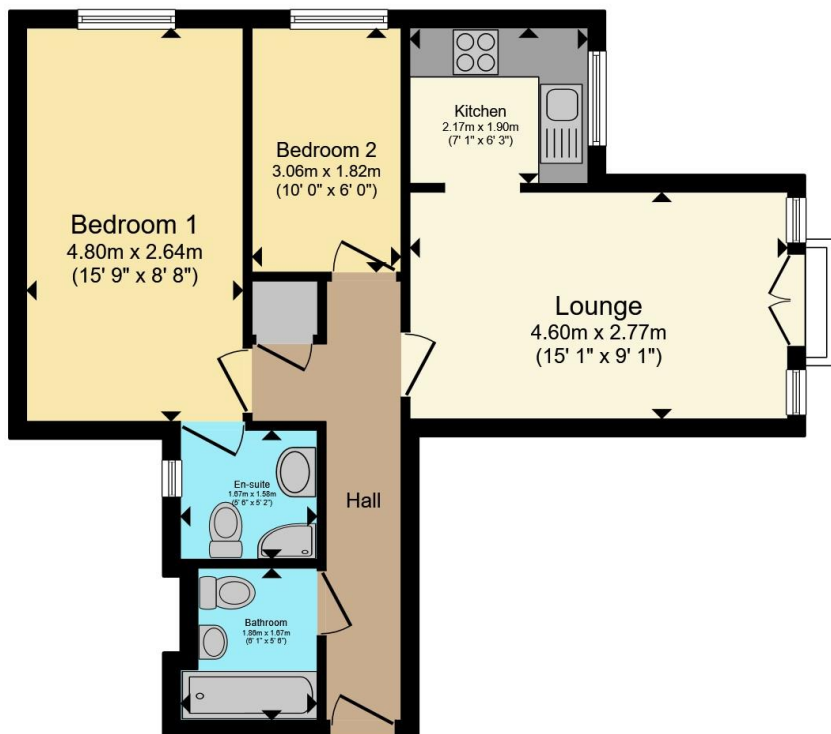
### Outside

Communal 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."





Total floor area 48.9 m<sup>2</sup> (527 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: B

Council Tax  
Band: A

Service Charge:  
2448.30

Ground Rent:  
300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV323754](http://connells.co.uk/Property/COV323754)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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