HR ESTATE AGENTS

2 Bedrooms	Flat
Offers Over	£135,000
Located in	Coventry



Cannon Hill Road

Coventry | | CV4 7BX



Rockwell Allen is proud to present this two bedroom top floor flat, the property comprises two generous double bedrooms, both offering ample space for freestanding furniture, along with a bright and spacious lounge that provides a welcoming space to relax or entertain.

The fitted kitchen comes complete with a range of integrated appliances, offering both style and practicality for everyday living. Completing the accommodation is a modern bathroom, fitted with a shower, contemporary suite, and stylish tiling throughout.

With well-proportioned rooms and a thoughtful layout, this property represents an excellent opportunity to acquire a comfortable and versatile home.

An ideal investment, first-time purchase, or second home, this apartment is ideally situated and quite unique.

Leasehold with (99years remaining).
Service charges (£78 PCM) and ground rent (£10 PA) subject to legal confirmation, approximately £946per annum.

THE LOCATION

Situated to the south-west of Coventry and within particularly easy reach of the University of Warwick and the A45, this ideal location offers a wealth of amenities and outdoor space within walking distance.

Cannon Hill Road

£135,000 Leasehold









GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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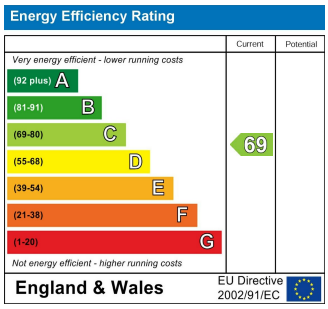
Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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