

# Horton & Senate



42 Meer Stones Road, Balsall Common, Coventry, CV7 7JD

£1,050

- 1st Floor Apartment
- Lounge/Diner/Kitchen
- Kitchen Area with Appliances
- Available September
- 2 Double Bedrooms
- Double Glazed
- Fitted Bathroom
- 2 Allocated Parking Spaces
- Gas Central Heating
- Unfurnished

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Horton & Senate are pleased to offer this two double bedroom first floor (top floor) apartment with two allocated parking spaces. Located close to the amenities of Balsall Common with Berkswell train station, motorway links, NEC and Birmingham Airport close by. Benefiting from double glazing, gas central heating and comprising of secure communal entrance with intercom system, communal staircase to first floor, entrance hallway with fitted storage, open plan lounge/diner/kitchen with integrated appliances, two double bedrooms fitted bathroom with shower over bath. Available September

2

1

1

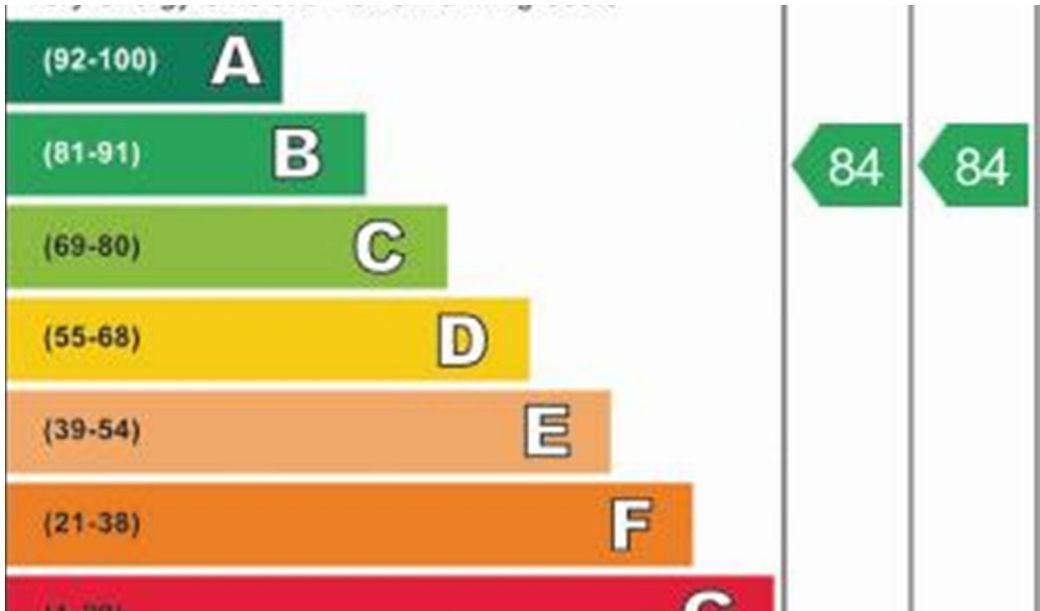
B

Council Tax Band: B









## Floor Plan

Approx. 56.7 sq. metres (610.8 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 sq. feet)

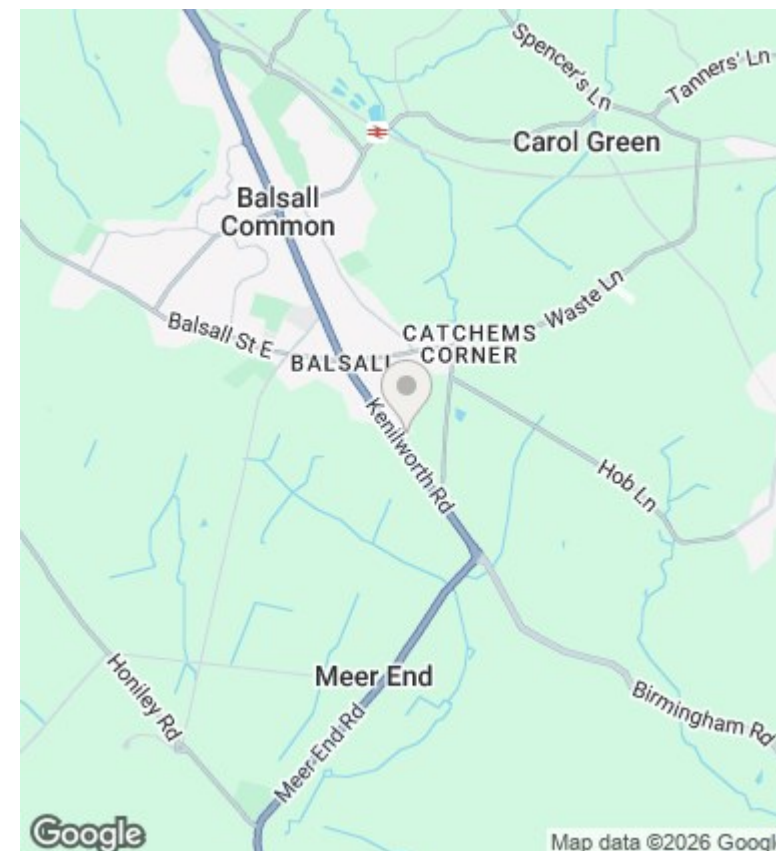
## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

B



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |