



Connells

The Hollies Second Avenue
Coventry



Property Description

A second floor apartment set in a modern development, set within a quiet close just off Allard Way and benefits from over five years of NHBC warranty. The accommodation briefly comprises: open plan lounge/fitted kitchen, two good sized bedrooms and a fitted bathroom. Outside there is allocated parking.

Approach

Communal door.

Communal Hall

Stairs to first floor and private door to;

Private Hallway

Doors to;

Open Plan Lounge/Kitchen

18' 2" x 15' 8" (5.54m x 4.78m)

Lounge Area

Double glazed door opening onto Juliet balcony, double glazed window to the side elevation, two radiators and laminate flooring.

Kitchen Area

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 gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance and double glazed window to the rear elevation.

Bedroom One

11' 8" x 11' (3.56m x 3.35m)

Double glazed window to the rear elevation, Sharps fitted wardrobe and radiator

Bedroom Two

12' 5" x 8' (3.78m x 2.44m)

Double glazed door to the rear elevation opening onto a Juliet balcony and radiator

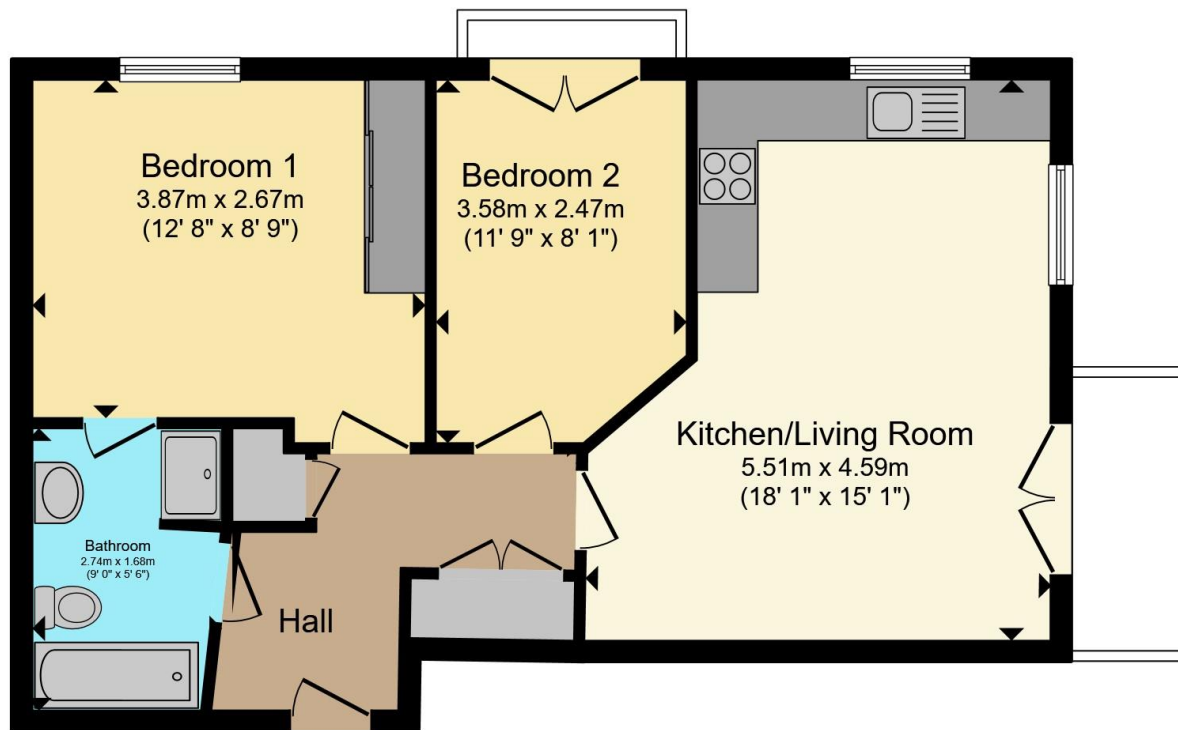
Fitted Bathroom

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

Outside

Allocated parking.





Total floor area 57.8 m² (622 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

Connells

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
COVENTRY CV1 2HN

EPC Rating: B

Council Tax
Band: B

Service Charge:
1800.00

Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV323176

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2015. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV323176 - 0005

