



Nod Rise, Coventry

2 Bedroom Flat

£170,000



FOR SALE

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LETTINGS AND SALES



****LONG LEASE - 947 YEARS**** This well presented two double bedroom, second floor apartment has recently been redecorated & recarpeted throughout and is situated in the sought after location of Mount Nod with two local primary schools within a five minute walk and easy access to local shops and great connections to the A45 with links to Birmingham & London along with Tile Hill Train Station being within easy reach and Birmingham Airport. In brief there is entrance hall with a large storage cupboard, a spacious lounge/diner with a double glazed sliding door leading out to the unoverlooked private balcony with views out to the communal grounds, The fitted kitchen has just been refurbished and has a range of wall & base units to include an integrated oven & hob, the fully tiled bathroom has a W/C, hand wash & large walk in shower and the principle bedroom comes with a range of recently fitted wardrobes. Other features include a spacious garage, double glazing, electric heating and well-kept communal grounds.

Entrance Hall

2.00m x 2.38m (6'7" x 7'10")

Entrance hall with good size storage cupboard.

Lounge

5.40m x 3.70m (17'9" x 12'2")

Spacious lounge with an unoverlooked private balcony just off with views over the communal grounds.

Kitchen

2.72m x 2.38m (8'11" x 7'10")

Recently refurbished kitchen with light grey wall & base units & integrated oven & hob.

Bedroom 1

4.14m x 3.52m (13'7" x 11'7")

Spacious Double bedroom

Bedroom 2

2.68m x 3.54m (8'10" x 11'7")

Further double bedroom with a range of recently fitted wardrobes providing plenty of hanging space & storage.

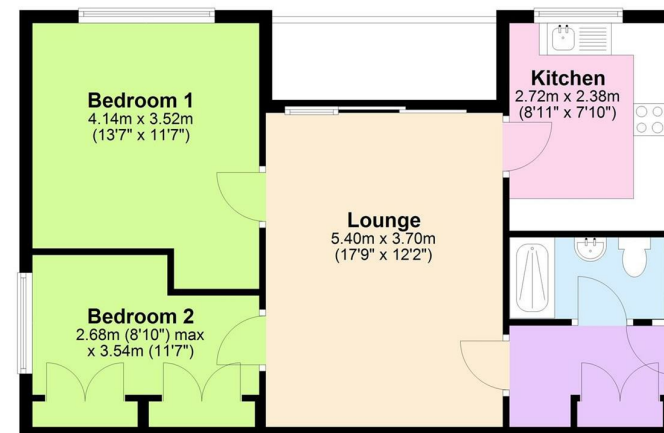
Bathroom

1.27m x 2.44m (4'2" x 8'0")

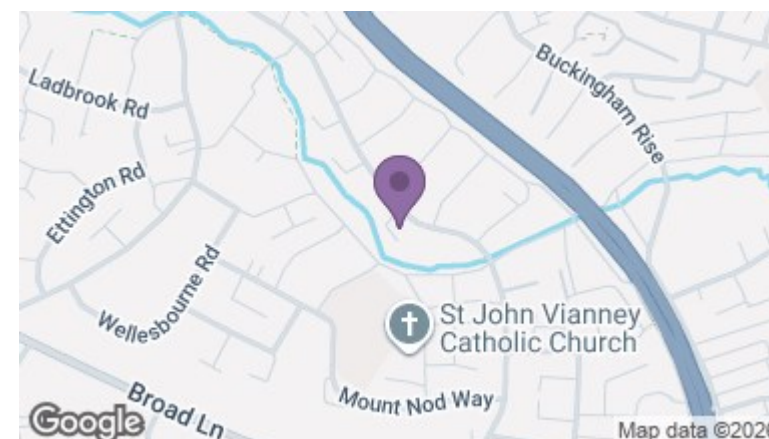
The fully tiled bathroom has a white suite to include a large walk in shower.

Floor Plan

Approx. 57.3 sq. metres (616.4 sq. feet)



Total area: approx. 57.3 sq. metres (616.4 sq. feet)



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Important Notice

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

78

52

EU Directive
2002/91/EC