



**Connells**

William McCool Close  
Binley COVENTRY



## Property Description

A first floor flat situated within the residential area of Binley within close to a range of local amenities and bus services. The accommodation briefly comprises: lounge with door opening onto a balcony, fitted kitchen, good sized bedroom and a fitted bathroom. Outside there is residents communal parking and lawned communal gardens.

## Approach

Secure communal door.

## Communal Entry

Stairs to all floors and personal door to;

## Private Hall

Intercom system, storage cupboard.

## Lounge

Radiator and double glazed door opening onto a balcony. Door to;

## Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, cupboard housing the boiler, double glazed window..

## Bedroom

Double glazed window and radiator.

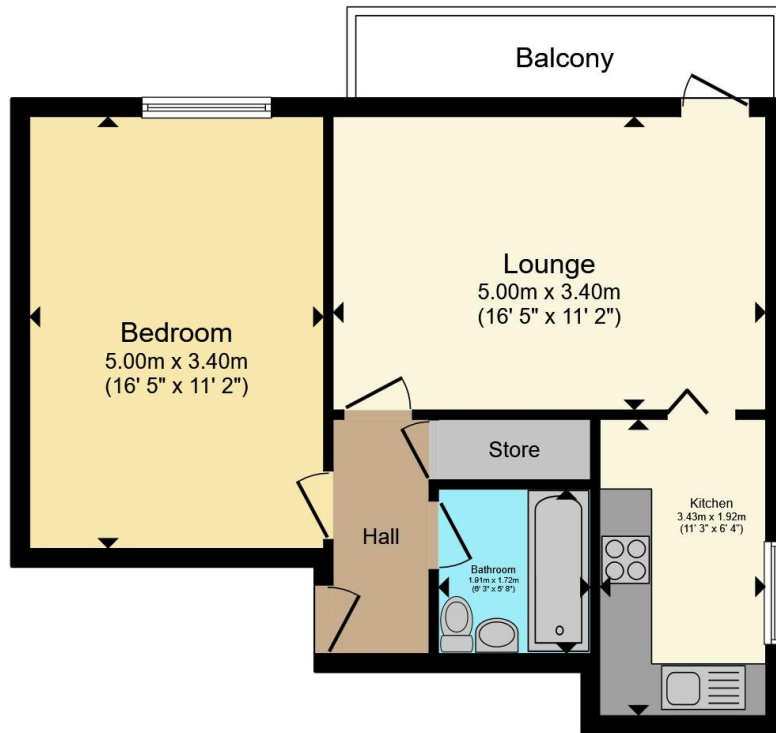
## Fitted Bathroom

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

## Outside

Communal parking and communal garden.





Total floor area 50.0 m<sup>2</sup> (538 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  
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EPC Rating: C Council Tax  
 Band: A

Service Charge: 862.92 Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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.



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