



**Connells**

Lion Fields Avenue  
Coventry





### Property Description

This ground floor apartment is situated the sought-after location of Allesley Village, being close to local amenities, making this property ideal for those wanting conveniences at their doorstep. The accommodation briefly comprises: lounge, fitted kitchen, two good sized bedrooms and a fitted bathroom. Outside there is a communal garden.

### Communal Entrance

Stairs to all floors and personal door to;

### Private Hall

Doors to;

### Lounge

15' 10" max x 13' 1" ( 4.83m max x 3.99m )  
Double glazed window to the rear elevation, radiator and decorative fireplace surround with electric fire.

### Fitted Kitchen

15' 9" x 8' 5" ( 4.80m x 2.57m )  
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, radiator, double glazed window to the front elevation and door to the front.

### Bedroom One

13' 11" max x 10' 1" ( 4.24m max x 3.07m )  
Double glazed window to the rear elevation, laminate flooring, radiator and two cupboards.

### Bedroom Two

11' 5" x 9' 4" ( 3.48m x 2.84m )  
Double glazed window to the front elevation, laminate flooring and radiator.

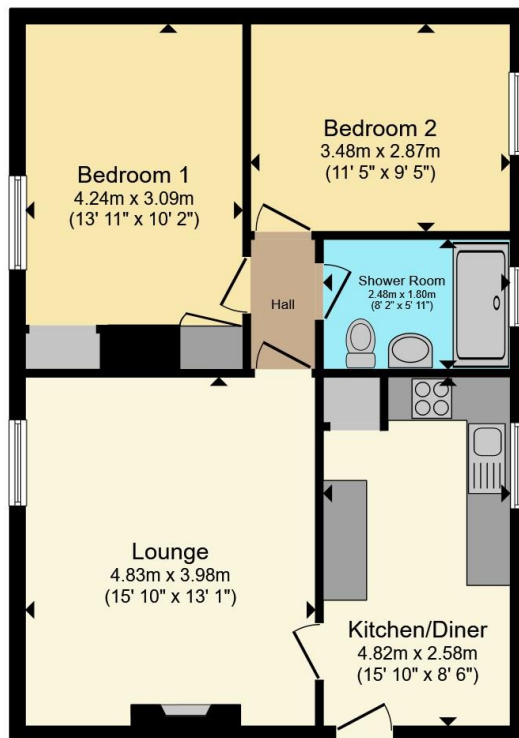
### Fitted Bathroom

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail and double glazed window to the front elevation.

### Outside

There are lawned communal gardens.





Total floor area 64.7 m<sup>2</sup> (697 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  
COVENTRY CV1 2HN

EPC Rating: D Council Tax  
Band: A

Service Charge: 852.00 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV323154](http://connells.co.uk/Property/COV323154)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Nov 1981. 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.

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