



Connells

Ardea Court David Road
Coventry



Property Description

A modern first floor apartment ideally located just outside Coventry City Centre, offering excellent access to the A444, local amenities, and transport links.

The accommodation briefly comprises a spacious open plan lounge and fitted kitchen, two good-sized bedrooms, including a principal bedroom with en-suite shower room, and a modern bathroom.

This property is ideally suited to first-time buyers, professionals, or investors seeking a conveniently located home close to the city centre.

Approach

Communal entrance door to;

Communal Entry

Stairs to all floors and personal door to;

Open Plan Lounge/Kitchen

Lounge Area

Double glazed window, radiator and television point.

Kitchen Area

Range of 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 and space for domestic appliance.

Bedroom One

Double glazed window, radiator and door opening onto a Juliet balcony.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, low level wc, radiator and extractor fan.

Bedroom Two

Double glazed window and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, low level wc, radiator and extractor fan.

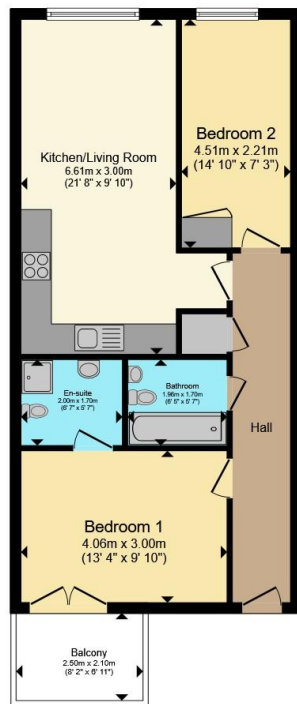
Outside

Communal garden.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





First Floor

Total floor area 61.1 m² (658 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

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38 New Union Street
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EPC Rating: B

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/COV324196

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.



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.

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