PROMINENCE
ESTATES

★★★★★

RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

THE AVENUE,

WHITLEY, COVENTRY, CV3 4BF

OFFERS OVER
£145,000

THE AVENUE

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This exceptional two bedroom first floor apartment has been fully renovated throughout to an exceptionally high standard and offers stylish, contemporary accommodation ready for the new owner to move straight into. The property combines high quality finishes with thoughtful attention to detail, including a beautifully appointed kitchen with quartz worktops, Bosch appliances and upgraded fittings, luxurious bathroom facilities, a recently installed Viessmann boiler and brand new flooring throughout. With every room having been refreshed and finished to a high standard, this is an impressive apartment that needs to be viewed to be fully appreciated.

The property opens into a welcoming entrance area which leads through to the main accommodation. The entire apartment has been redecorated, with all walls, ceilings, doors, skirting boards, door frames and window sills freshly finished with high grade luxury ambience flooring in hallway, kitchen, bathroom and En-suite. The bathrooms have polished porcelain tiles and the plug sockets have been upgraded with USB outlets.

The kitchen has been designed with both style and practicality in mind. It features quartz worktops, matching quartz upstands and a quartz kitchen window sill, together with upgraded soft closing cupboard doors and antique brass handles. The kitchen is equipped with a Bosch oven and upgraded black gas hob, Bosch stainless steel extractor fan, smart thermoset and a deep stainless steel sink. Additional features include carousel storage, LED under unit lighting, ceiling spotlights and LED floor spotlights.

The living accommodation provides a comfortable and contemporary space, with new flooring and carpet throughout the apartment. The living room also benefits from attractive coving which adds an elegant finishing touch.

The two bedrooms have both been newly carpeted and provide comfortable and versatile accommodation. They could equally suit a couple, first time buyer, professional purchaser or investor.

The bathroom has been finished to an impressive standard with high quality porcelain tiling, a designer floating sink with vanity storage and a high quality designer tap. There is also an upgraded Carron bath, double folding shower screen and separate double shower. New extractor fans have also been installed.

The apartment benefits from a number of further improvements, including a new Viessmann boiler and a complete flush and refill of the radiators. The flooring has been renewed throughout, while additional finishing touches include antique brass fixtures and fittings, antique brass door stops and new scotia beading around the hallway flooring.

Situated within a convenient area of Coventry, the property is well positioned for access to a range of local amenities, shops, supermarkets, cafés and everyday conveniences. The surrounding area provides easy access to larger retail destinations and Coventry city centre, where there is an extensive choice of shopping, restaurants, leisure facilities and entertainment.

The property also benefits from good transport connections, with regular bus services providing access to Coventry city centre and surrounding areas. Coventry railway station is within convenient reach and provides regular services towards Birmingham, London and other major destinations. The road network is also easily accessible, providing connections towards the A45, A46 and wider motorway network.

There are a variety of schools and educational facilities within the surrounding area, making the location suitable for a range of purchasers. Coventry also offers access to both Coventry University and the University of Warwick, subject to individual requirements and admission arrangements. School catchment areas and admissions should be confirmed directly with the relevant schools and Coventry City Council.

This impressive apartment has undergone a comprehensive refurbishment with considerable attention paid to both quality and presentation. From the quartz kitchen and designer bathroom finishes to the new boiler, flooring, carpets and extensive redecoration, the property offers a genuine turnkey opportunity.

Early viewing is highly recommended to appreciate the quality, finish and attention to detail this exceptional apartment has to offer.

Living Room 17'0" x 11'7"

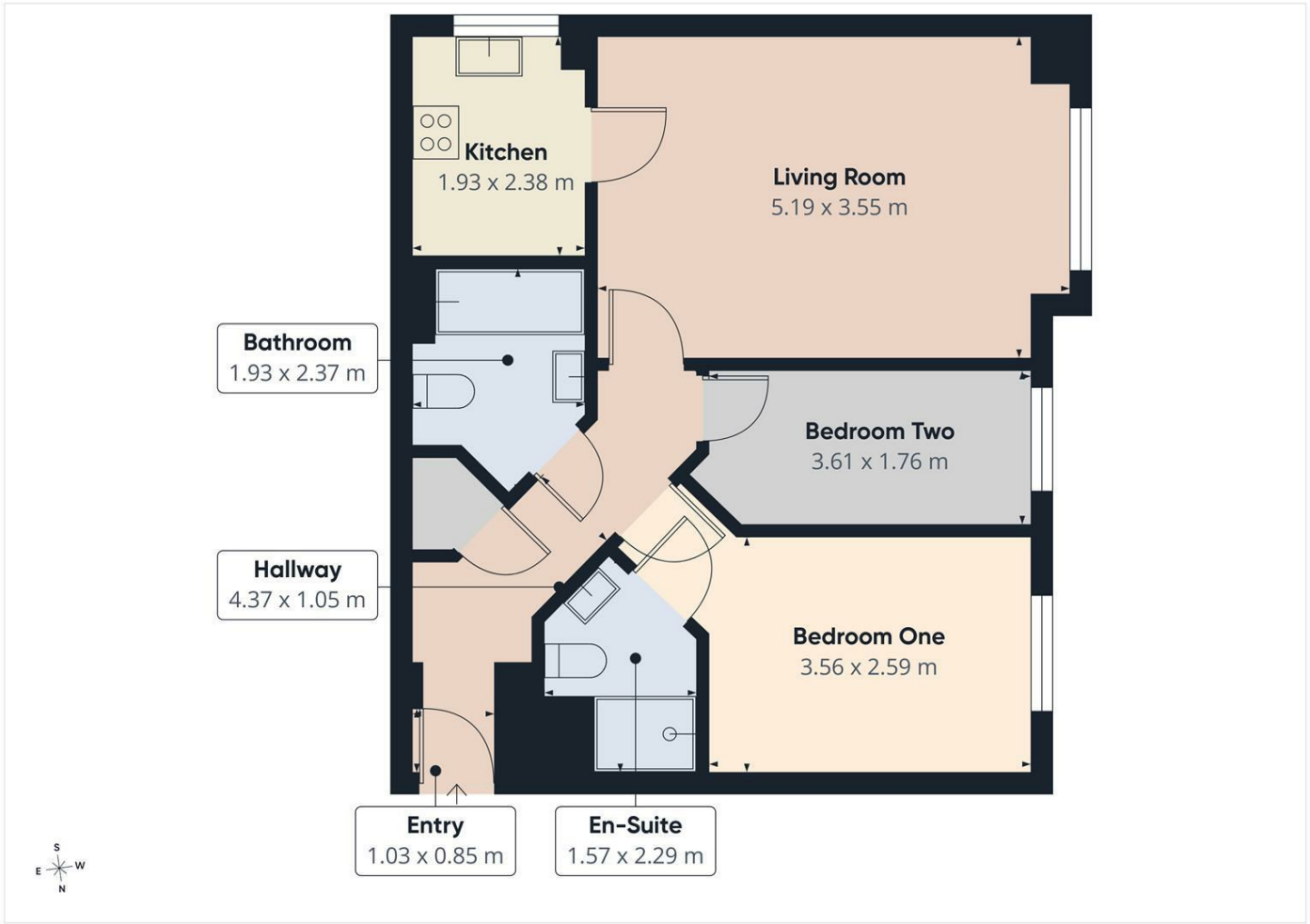
Kitchen 6'3" x 7'9"

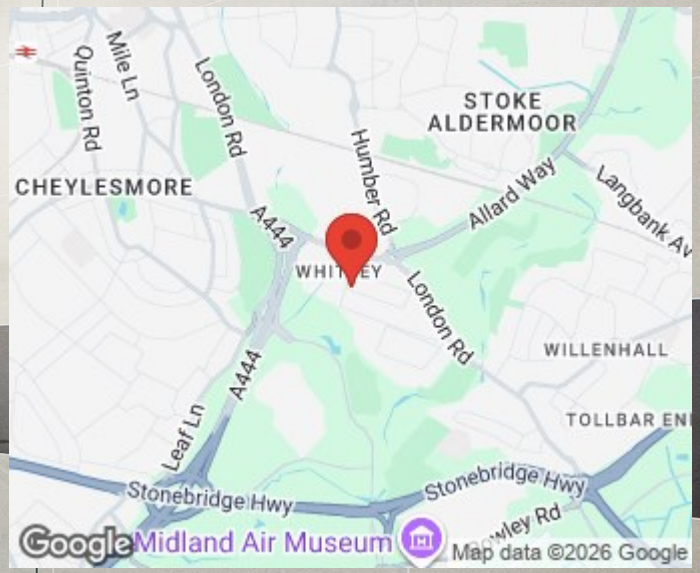
Bedroom One 11'8" x 8'5"

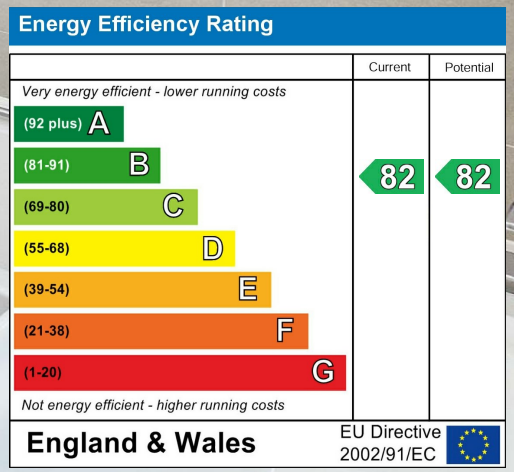
En-suite 5'1" x 7'6"

Bedroom Two 11'10" x 5'9"

Bathroom 6'3" x 7'9"







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