



Grindle Road
Longford Coventry

Connells



Property Description

This first floor apartment is situated in the residential area of Longford, close to local amenities and within easy transport links to the M6 & M69. The accommodation briefly comprises: entrance hall, lounge with balcony, fitted kitchen, two bedrooms and fitted bathroom. Outside there is communal parking.

Approach

Communal entrance door to;

Communal Entry

Stairs rising to second floor and personal door to:

Private Hall

Built-in cupboard, radiator, intercom system, and door to:

Lounge

Double glazed window and double glazed French door to the rear opening onto balcony. Radiator, television point and door to:

Fitted Kitchen

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, space for domestic appliance, radiator and a double glazed window.

Bedroom One

Double glazed window and a radiator.

Bedroom Two

Double glazed window and a radiator.

Fitted Bathroom

Tiled, white suite comprising of a bath with shower over, wash hand basin, low level wc, extractor fan, radiator and a double glazed window.

Outside

Allocated parking space, plus access to communal visitors parking area.

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."





Total floor area 55.6 m² (598 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

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
COVENTRY CV1 2HN

EPC Rating: C Council Tax
Band: B

Service Charge: 984.00 Ground Rent:
60.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV323258

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 2002. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV323258 - 0006