EVANS
ESTATES



Grindle Road

, Coventry, CV6 6DS

Offers over £110,000

* Canalside apartment offered with no upward chain * This first-floor residence is nestled in a tranquil setting, just a mile from the M6 motorway and within walking distance of the CBS Arena, making it an ideal choice for both commuters and leisure seekers.

The apartment boasts a well-designed layout, featuring an inviting entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The kitchen is conveniently situated adjacent to the lounge, providing a functional space for culinary pursuits. The double bedroom offers a peaceful retreat, while the bathroom has been recently updated with a new electric shower, ensuring modern comfort.

One of the standout features of this property is the delightful balcony that overlooks the picturesque canal, providing a serene spot to enjoy morning coffee or unwind after a long day. The apartment benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

Additionally, the property includes one allocated parking space, adding to the convenience of urban living. The ground rent is a modest £60 per annum, and the service charge is £750 per annum, both of which are paid up until the end of 2023.

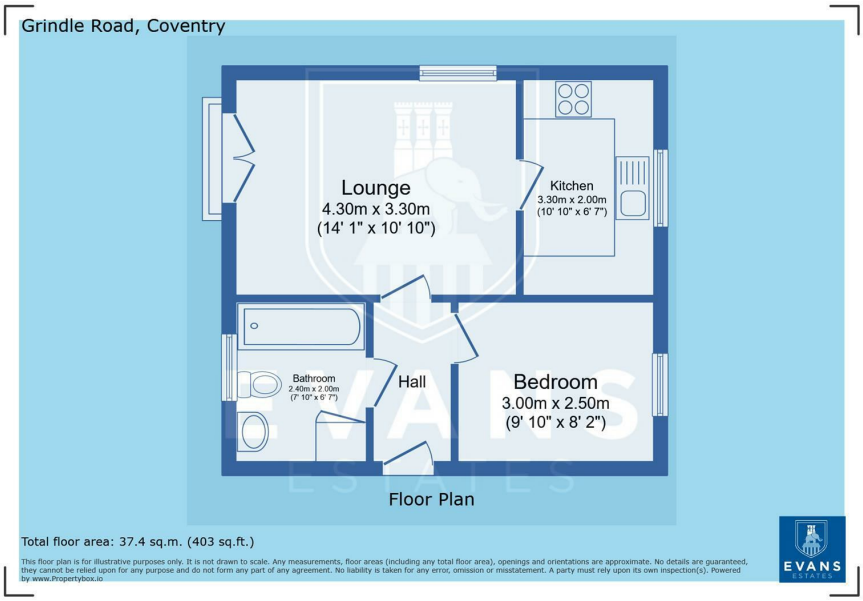
- No Upward Chain
- One Double Bedroom
- One Allocated Parking Space

Viewing

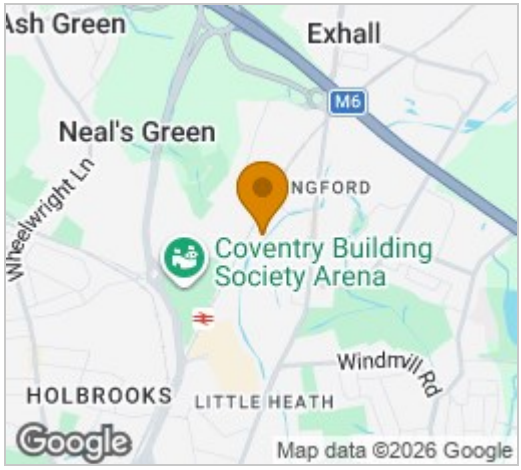
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.

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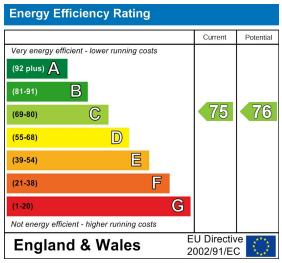
Floor Plan



Area Map



Energy Efficiency Graph











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