107 Grindle Road, Longford, Coventry, CV6 6DS

Asking Price £895.00 p.c.m.



A Mostly Furnished Two Bedroom First Floor Apartment
One Allocated Parking Space
Fitted Kitchen
Spacious Through Lounge Diner with a Juliet Balcony Overlooking the Canal
Two Double Bedrooms
Fitted Bathroom
Available Now

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk
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Ground Floor Entrance
Secure door leading into the lobby with stairs up to the first floor & a door leading to:

Hallway
Intercom, Doors off to two double bedrooms, bathroom, through lounge diner & kitchen.

Kitchen
2.3m (7' 7") x 4.0m (13' 1")
Ample wall & base units with work tops over, stainless steel sink unit with mixer tap, integrated four ring gas hob with oven & grill, washing machine, space for a fridge/freezer, double glazed window to the front & a central heating radiator.

Through Lounge Diner
5.2m (17' 1") (max) x 4.0m (13' 1") (max)
Two sofas, dining table with three seats, double glazed juilet balcony doors to the rear facing the canal, central heating radiator.

Bedroom One
2.8m (9' 2") x 3.1m (10' 2") x 4.3m (14' 1") max length
Double wardrobe & single wardrobe, bed side drawer, double glazed window to rear, central heating radiator.

Bedroom Two
3.1m (10' 2") x 2.3m (7' 7")
Double wardrobe, two bed side drawers, double glazed window to the rear, central heating radiator.

Bathroom
2.3m (7' 7") x 2.6m (8' 6") (max width)
Low level WC, pannelled bath with electric shower, hand wash basin, built in storage cupboard, double glazed window to the front, central heating radiator.

Outside
One allocated parking space & Communal green areas.

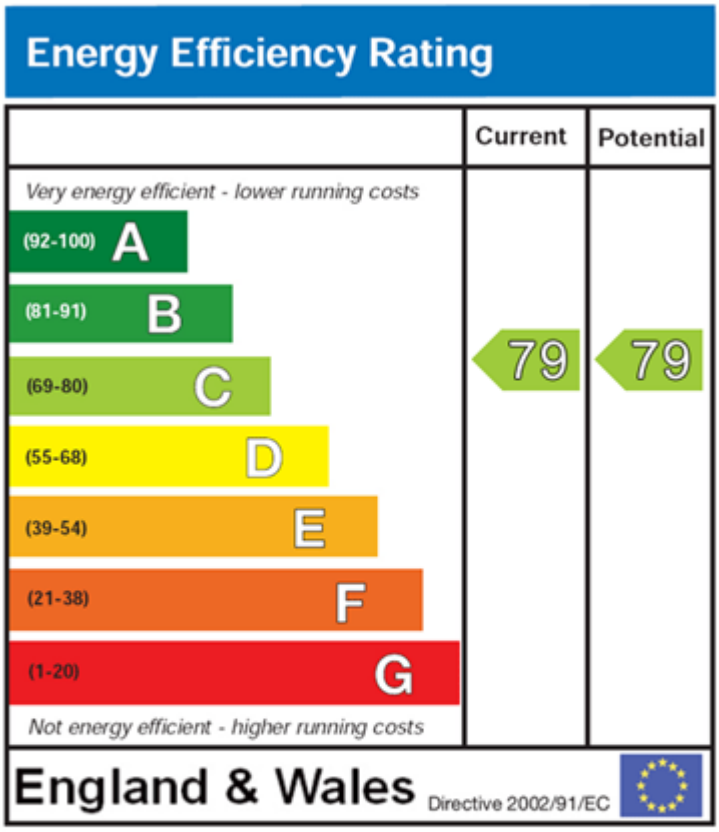
AGENTS NOTES
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

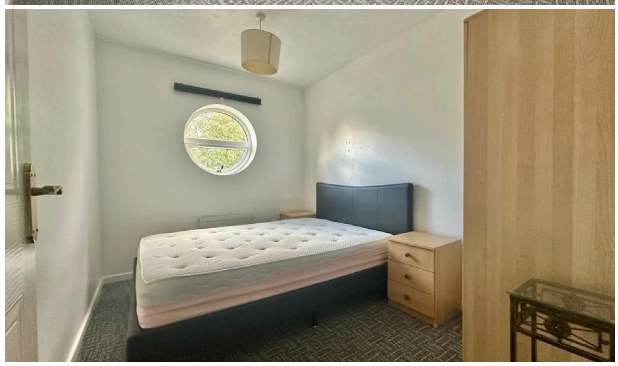


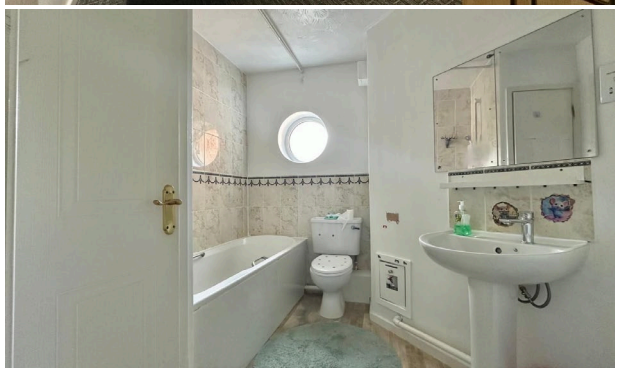
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



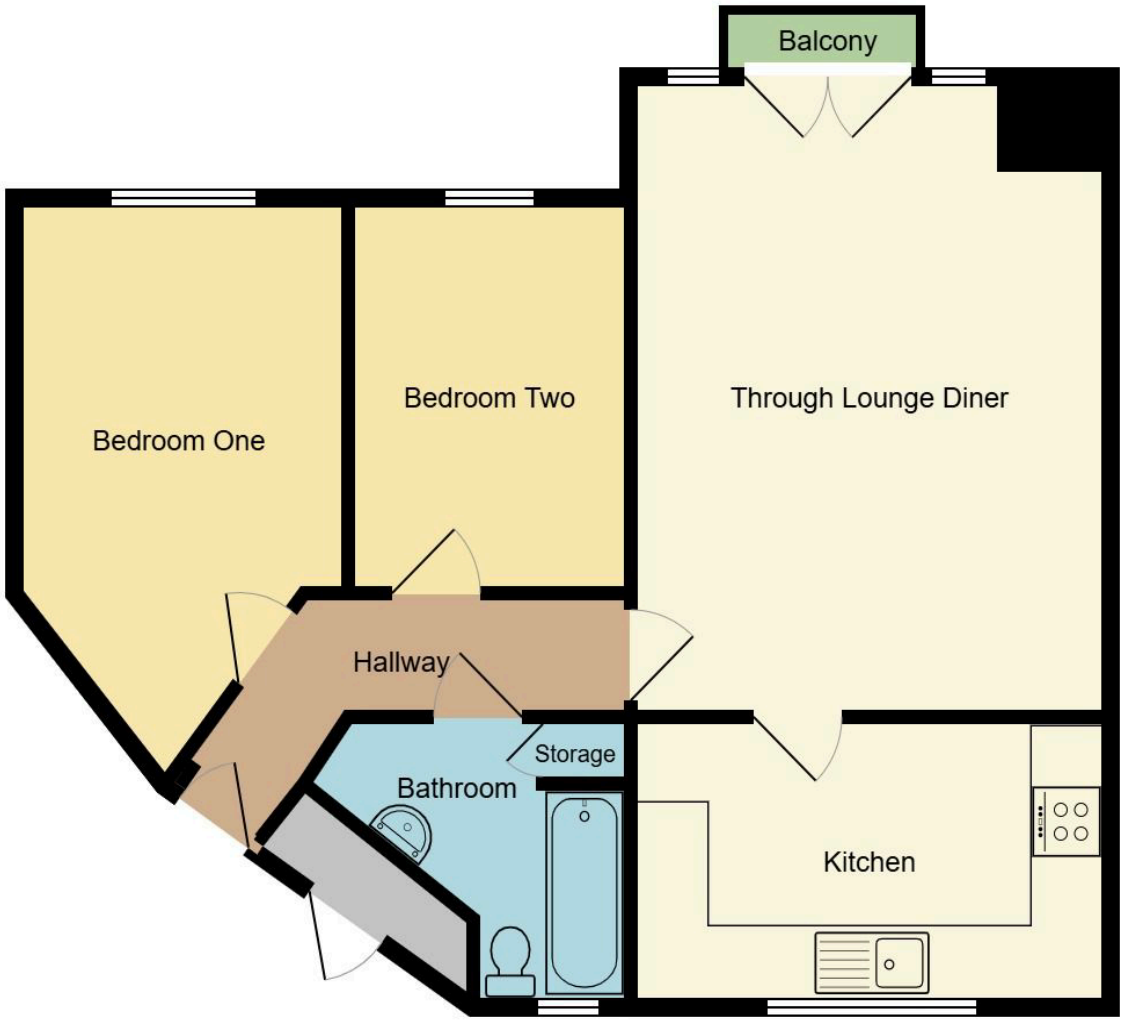








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IMPORTANT NOTICE
For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.
AGENTS NOTES
Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.