



37 Signet Square, Stoke, Coventry, CV2 4NZ

Asking Price £995.00 p.c.m.



First Floor Flat
Two Bedrooms
Spacious Lounge
Kitchen
Bathroom
uPVC Double Glazed & Gas Centrally Heated
Allocated Parking Space
Available June

Accommodation Comprising

Communal Door to Stairs off to the first floor. Door to;

Lobby

Central Heating Radiator and door to;

Hall

Central heating radiator. Built in Cupboard. Doors to Bedrooms 1. 2 & Bathroom

Lounge

3.26m (10' 8") *apprx.* 4.77m (15' 8") *apprx.*
uPVC double glazed French doors to Juliet balcony. x2 central heating radiators.

Kitchen

2.2m (7' 3") *apprx.* x 1.9m (6' 3") *apprx.*
Ample fitted wall and base units with work tops over. Built in Gas Hob with extractor fan over. Built in electric oven. Space for fridge freezer. Plumbing and space for washing machine. Sing drain stainless steel sink unit with mixer tap. Cupboard housing boiler.

Bedroom 1

4.59m (15' 1") *apprx.* x 2.35m (7' 9") *apprx.*
uPVC double glazed window to the front. Central heating radiator. Built in double wardrobe

Bedroom 2

1.92m (6' 4") *apprx.* x 3.55m (11' 8") *apprx.*
uPVC double glazed window to the front. Central heating radiator

Bathroom

New refitted white suite. Low level wc, paneled wash hand basin. paneled bath with shower and screen over. Chrome heated towel rail. Fully tiled walls and floor.

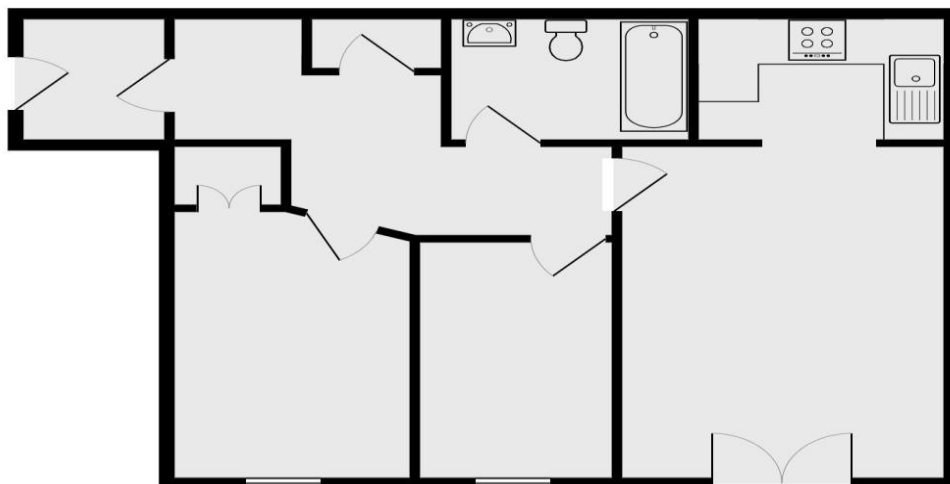
Exterior

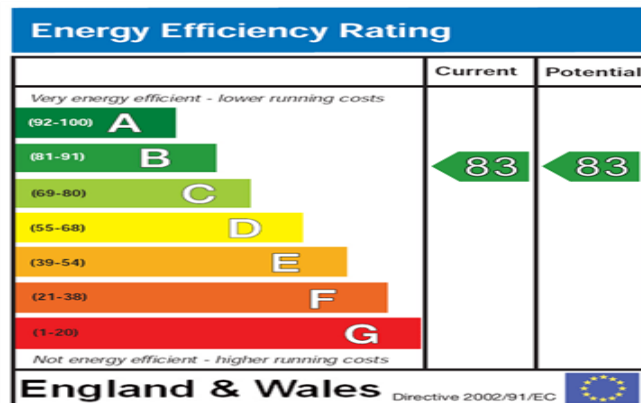
Allocated Parking bay. Communal bin storage

COUNCIL TAX BAND A £1677.39



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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.

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.