



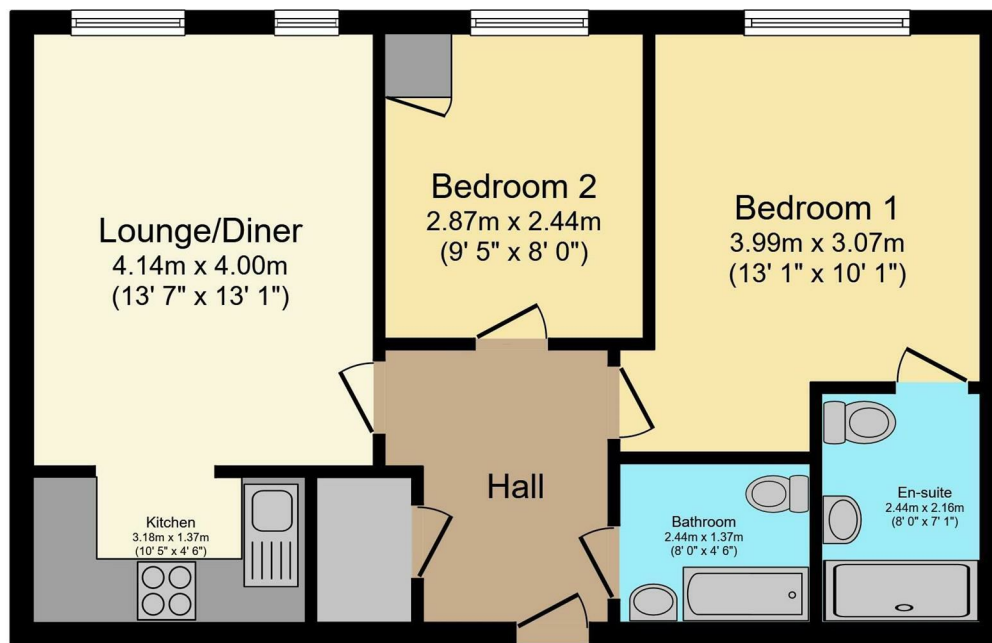
386 MONTICELLO WAY COVENTRY, CV4 9WN

£140,000
LEASEHOLD

James Whalley is proud to present this charming top floor apartment located on Monticello Way, Coventry. This delightful flat is an ideal choice for first-time buyers, investors or those looking to downsize. Spanning an impressive 532 square feet, the property features an open plan living space that is both inviting and functional, perfect for entertaining guests or enjoying a quiet evening at home.

The modern fitted kitchen is equipped with contemporary appliances, ensuring that cooking is a pleasure. The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The master bedroom benefits from an en-suite shower room, with a total of two bathrooms, it makes this flat particularly suitable for small families or professionals sharing accommodation. The property is chain free, allowing for a smooth and hassle-free purchase process.

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Floor Plan

Total floor area 49.4 sq.m. (532 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). Plan produced for Purplebricks. Powered by www.focalagent.com

EPC Rating: C Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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