



**Connells**

Brentwood Gardens  
Coventry



## Property Description

**\*\*NO UPWARD CHAIN\*\*** This ground floor flat is situated in the sought after area of Finham, close to local amenities and bus services. This over 55's property, has a 24 hour emergency pull cord system and benefits from a lounge, kitchen, two bedrooms and a shower room. Outside there are well kept communal gardens and communal parking.

### Approach

Front door.

### Communal Entry

Door to:

### Private Hall

Storage heater, intercom system, two storage cupboards and doors to:

### Lounge

Double glazed window, storage heater and feature fireplace surround.

### Fitted Kitchen

wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window.

### Bedroom One

Double glazed window and storage heater.

### Bedroom Two

Double glazed window and storage heater.

### Fitted Bathroom

Tiled, comprising shower cubicle, wash hand basin, toilet, electric radiator.

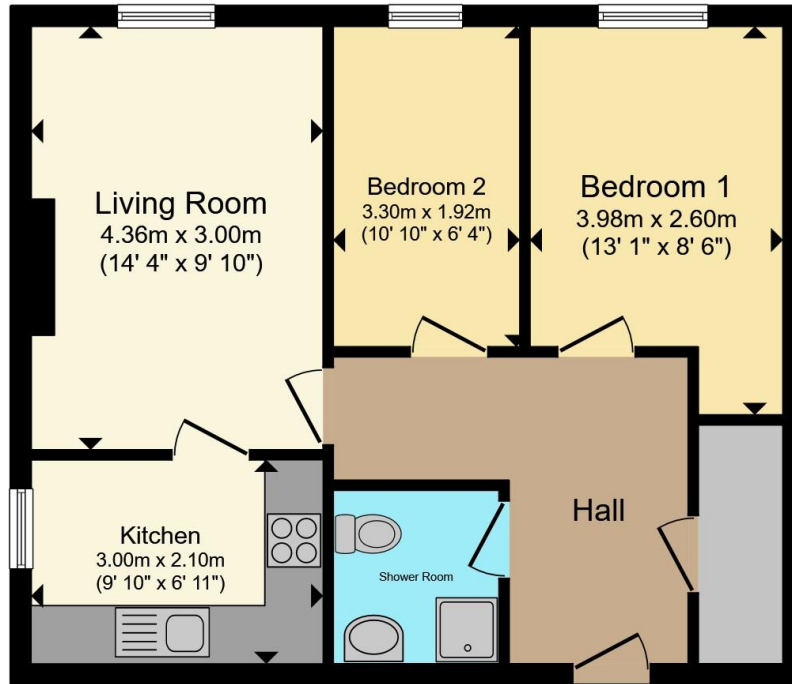
### Outside

Well kept communal garden and communal parking.

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





**Ground Floor**

Total floor area 50.6 m<sup>2</sup> (545 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](http://www.propertybox.io)



To view this property please contact Connells on

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38 New Union Street  
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EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV323632](http://connells.co.uk/Property/COV323632)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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