



**Connells**

Parkland Close  
Coventry



## Property Description

\*\*NO UPWARD CHAIN\*\* This spacious first floor apartment is situated in a quiet cul-de-sac location within the residential area of Holbrooks within close proximity to local amenities. The accommodation briefly comprises open plan kitchen / living room, two good sized bedrooms and a fitted bathroom.

### Approach

Secure communal door.

### Communal Entry

Stairs to all floors and personal door to;

### Private Hall

Doors to;

### Open Plan Lounge/Kitchen

17' 8" x 17' 1" ( 5.38m x 5.21m )

### Lounge Area

Two double glazed windows and radiator.

### Kitchen Area

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance.



### Bedroom One

15' 5" x 9' 9" ( 4.70m x 2.97m )  
Two double glazed windows to the front elevation, radiator and a fitted closet.

### Bedroom Two

10' 4" x 9' 10" ( 3.15m x 3.00m )  
Double glazed window to the rear elevation and radiator.

### Fitted Bathroom

Tiled, comprising bath with shower over, toilet, wash hand basin, radiator and double glazed window to the side elevation.

### Outside

Communal parking.





Total floor area 59.4 m<sup>2</sup> (640 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)

Connells



To view this property please contact Connells on

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38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: D    Council Tax  
Band: B

Service Charge: 440.00    Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV323020](http://connells.co.uk/Property/COV323020)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2004. Should you require 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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