



## 45 Waterside | Longford | CV6 6QW

\*\*\*LOCATION LOCATION LOCATION\*\*\* IMMACULATE GROUND FLOOR APARTMENT LOCATED ON WATERSIDE & BACKS ON TO SUTTON STOP JUNCTION COVENTRY CANAL \*\*\* In brief the property comprises; two bedrooms, stunning 'shaker style' kitchen, lovely shower room, and well designed lounge/diner. The apartment boasts Amtico flooring (where specified), modern electric heating, and a striking media wall. To the front is allocated parking with fitted EV charger, and visitor space, and delightful rear patio area overlooking the canal, with communal gardens. Leasehold. Council Tax Band B. EPC Commissioned.

## Asking Price Of £159,950

- Ground Floor Apartment
- Immaculate Throughout
- Superb Location
- Two Bedrooms
- Fitted Kitchen & Shower Room



## Property Description

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### COMMUNAL ENTRANCE

Access to the property via secured intercom communal entrance door. Number 45 is located directly on the left hand side, on the ground floor.

### ENTRANCE HALL

Enter the property through a double glazed composite door. 'Amtico flooring', airing cupboard housing pressurised water tank, and doors leading to;

### BEDROOM ONE

12' 5" x 9' 5" (3.78m x 2.87m) With UPVC double glazed window to front aspect, fitted double wardrobe, electric heating.

### BEDROOM TWO

9' 6" x 7' 2" (2.9m x 2.18m) With UPVC double glazed window to front aspect, electric heating.

### SHOWER ROOM

5' 6" x 10' 2" (1.68m x 3.1m) With double walk in shower unit, and fitted power shower, low level, WC, wash basin, heated towel rail, extractor fan, spot lights and decorative wall panels.

### KITCHEN

9' 1" x 7' 9" (2.77m x 2.36m) With UPVC double glazed window to rear

aspect. 'Shaker Style' fitted kitchen, with a range of wall and base units, and oak style work tops, inset Belfast sink, integrated electric oven with four ring electric hob, and extractor hood, built in fridge freezer, washing machine, and dryer. Spotlights to the ceiling, and 'Amtico Flooring'.

### LOUNGE DINER

16' 7" x 11' 4" (5.05m x 3.45m) With UPVC double glazed window to rear aspect, UPVC double glazed door leading to patio. Electric heating. Feature media wall with inset fitted electric fire.

### OUTSIDE

To the front is an allocated parking space, with EV charger fitted to wall, and additional visitor space.

To the rear is a patio area with access to the communal gardens, and open views & access to Sutton Stop Junction Coventry Canal.

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Commissioned.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction.

Right of way access.

TENURE: we understand from the vendors that the property is leasehold with vacant possession on completion. 73 years remaining on the lease. Service charge £113.27 p/c/m Ground Rent £114.74 P/A. Electric Heating. The telephone is available subject to the appropriate telephone companies regulations.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

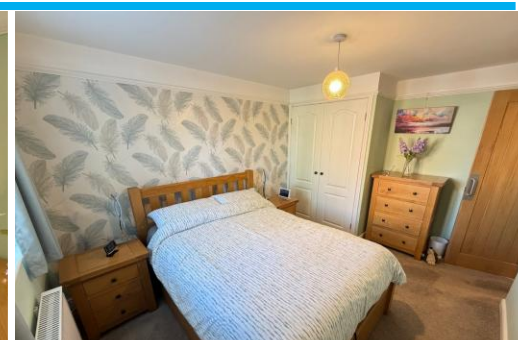
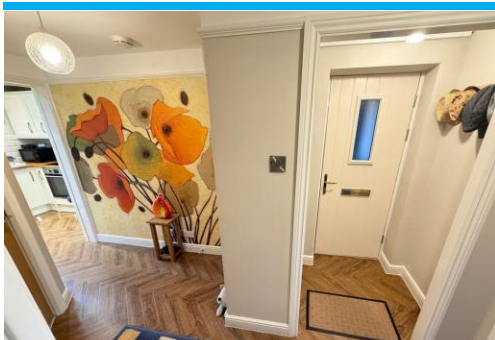
MEASUREMENTS: the measurements provided are given as a general

guide only and are all approximate.

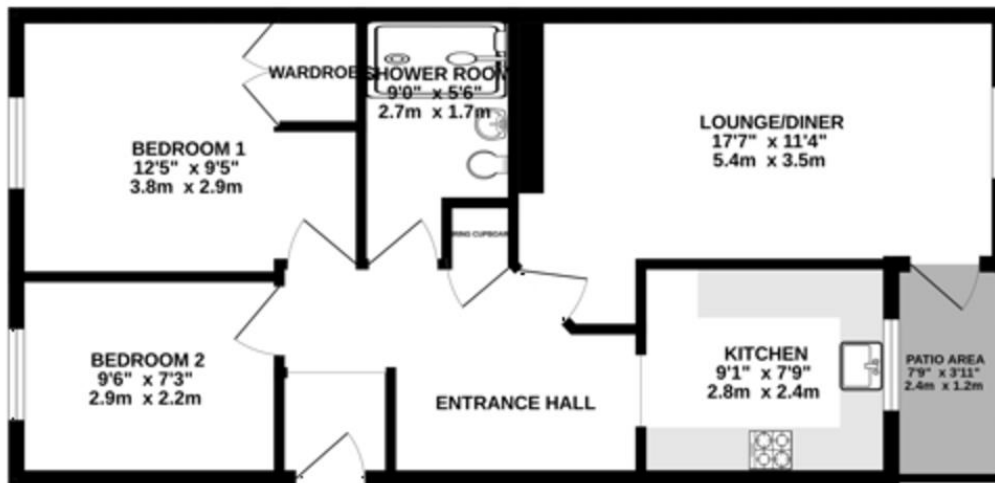
VIEWING: by prior appointment through the Sole Agents.

**AML / ID Checks:**

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (51.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Leasehold

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## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements