



Connells

The Grange Gwendolyn Drive
Coventry



Property Description

****NO UPWARD CHAIN**** A Victorian building offering a small range of exclusive apartments with fetching views of well-maintained communal gardens and green space. The property is set within a very secluded and tranquil setting and conveniently located close to the city centre and university hospital. The accommodation briefly comprises a spacious open-plan lounge/kitchen, two bedrooms, (master with en-suite) and a fitted bathroom.

Approach

Communal door.

Communal Entry

Private Hallway

Doors to;

Open Plan Lounge/Kitchen

Lounge Area

Two windows, radiator and television point.

Kitchen Area

Range of 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 hob with cookerhood over and radiator.

Bedroom One

Window and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin and toilet.

Bedroom Two

Window and radiator.

Bathroom

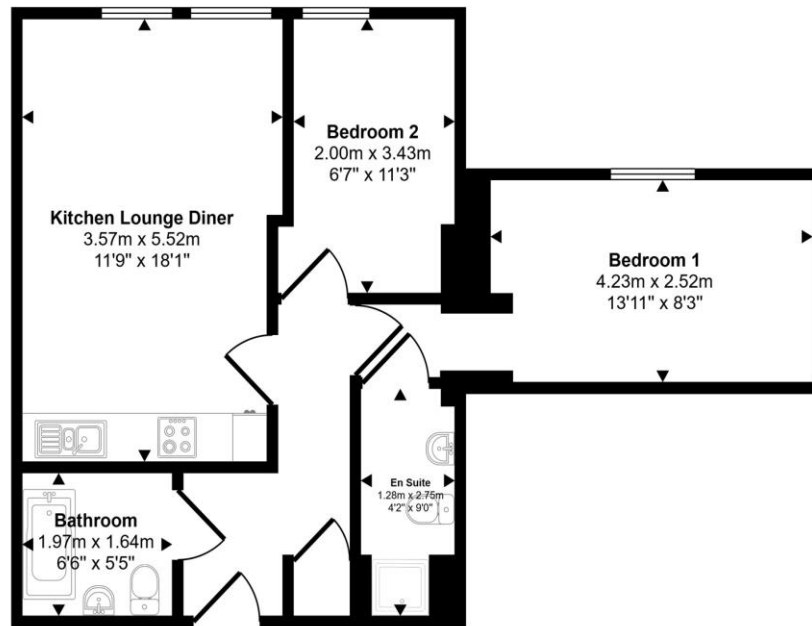
Tiled, comprising bath with shower over, wash hand basin and toilet.

Outside

Communal garden.



Approx Gross Internal Area
54 sq m / 579 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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: C

Service Charge:
1820.00

Ground Rent:
350.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/COV323302](https://www.connells.co.uk/Property/COV323302)

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2015. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: COV323302 - 0004