



Connells

Grindle Road
Longford Coventry



Property Description

****NO UPWARD CHAIN**** This modern ground floor apartment is situated in the residential area of Longford with views over Coventry canal basin. The property is close to local amenities and within easy transport links to the M6 & M69. The accommodation briefly comprises: entrance hall, lounge, fitted kitchen, two bedrooms and fitted bathroom. Outside there is allocated parking along with additional communal parking.

Approach

Communal entrance door.

Communal Entry

Stairs to all floors and personal door to;

Private Hall

Doors to;

Lounge

Radiator and double glazed French doors opening onto the shared garden.

Fitted Kitchen

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 gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window.

Bedroom One

Double glazed window and radiator.

Bedroom Two

Double glazed window and radiator.

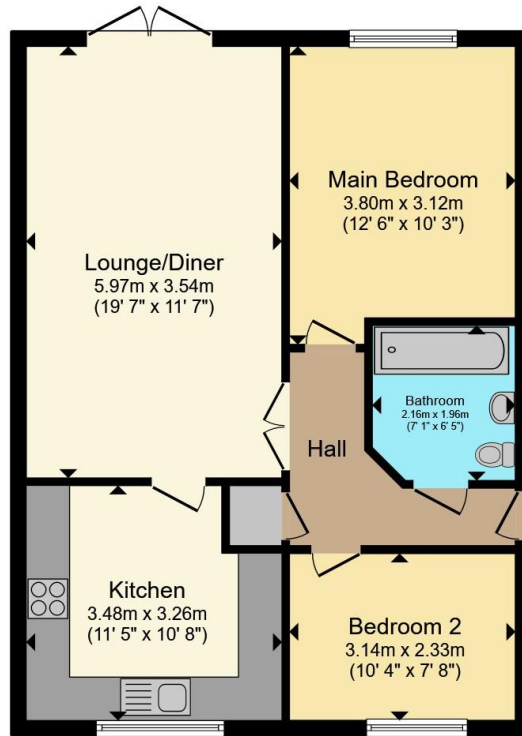
Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet and a heated towel rail.

Outside

Allocated parking and visitors parking.





Total floor area 62.9 m² (677 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



To view this property please contact Connells on

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

Service Charge: 900.00 Ground Rent:
 60.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV323245

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 2002. 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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