



MATTHEW JAMES

Property Services



477 Rathbone Court Stoney Stanton Road, Coventry, CV6 5EA

£100,000

TWO DOUBLE BEDROOMS... FIRST FLOOR... ALLOCATED SECURE PARKING... OPEN PLAN KITCHEN DINING ROOM... PERFECT FOR THE FIRST TIME BUYER... LOOKING FOR A NEW INVESTMENT PROPERTY?... CLOSE TO ALL LOCAL AMENITIES. Welcome to this charming first-floor apartment located in 'Rathbone Court' on Stoney Stanton Road in Coventry. This delightful property is perfect for first-time buyers and presents a fantastic investment opportunity.

As you enter, you will find a spacious living area with space for a dining table that seamlessly connects to a modern grey open-plan kitchen creating an inviting space for both relaxation and entertaining. The apartment boasts two generously sized double bedrooms, providing ample space for comfortable living with a well-appointed bathroom with a shower over the bath. The property benefits from PVCu double glazing, ensuring warmth and energy efficiency throughout the year, complemented by electric heating for added comfort. Additionally, secure allocated parking is included, offering peace of mind for residents.

Situated close to a variety of local amenities, this apartment is ideally located for easy access to main bus routes into Coventry City Centre, making it perfect for those who wish to enjoy the vibrant urban lifestyle while still having a peaceful retreat to call home.

In summary, this first-floor apartment on Stoney Stanton Road is a wonderful opportunity for anyone looking to enter the property market or expand their investment portfolio. With its modern features and prime location, it is not to be missed. Call us now to book your immediate viewing.

Communal Areas



Accessed via secure gates and this property has the added benefit of having allocated parking. There are also visitors spaces available for your visitors. Accessed via a further secure door and this apartment can be found on the first floor.

Entrance Hallway

Through the front door and has security intercom, airing cupboard and doors leading off to:

Bedroom Two

10'4 x 8'8 (3.15m x 2.64m)



Having a PVCu double glazed window to the rear elevation.

Bedroom One

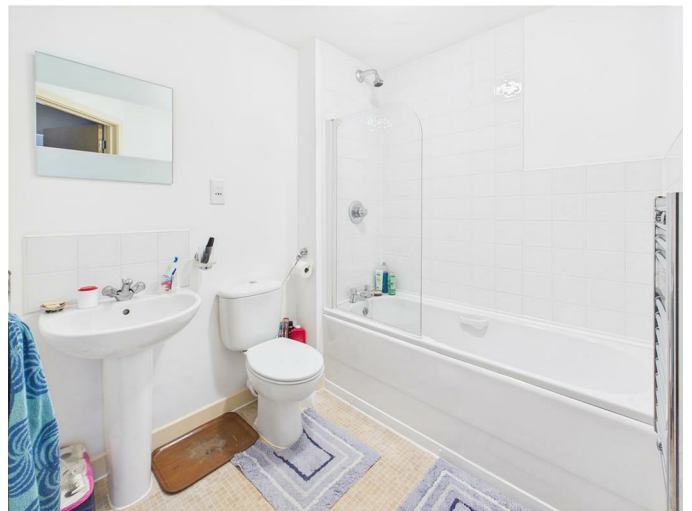
16'9 x 10'0 (5.11m x 3.05m)



Having a PVCu double glazed window to the rear elevation.

Family Bathroom

7'1 x 6'4 (2.16m x 1.93m)



Having a panel bath with shower over, low level flush WC, pedestal wash hand basin, ladder style heated towel rail, shaving point, extractor and tiling to all splash prone areas.

Lounge Dining Room

14'2 x 11'8 (4.32m x 3.56m)



Having a PVCu double glazed window to the front elevation and archway leading to the:

Open Plan Kitchen

8'10 x 6'3 (2.69m x 1.91m)

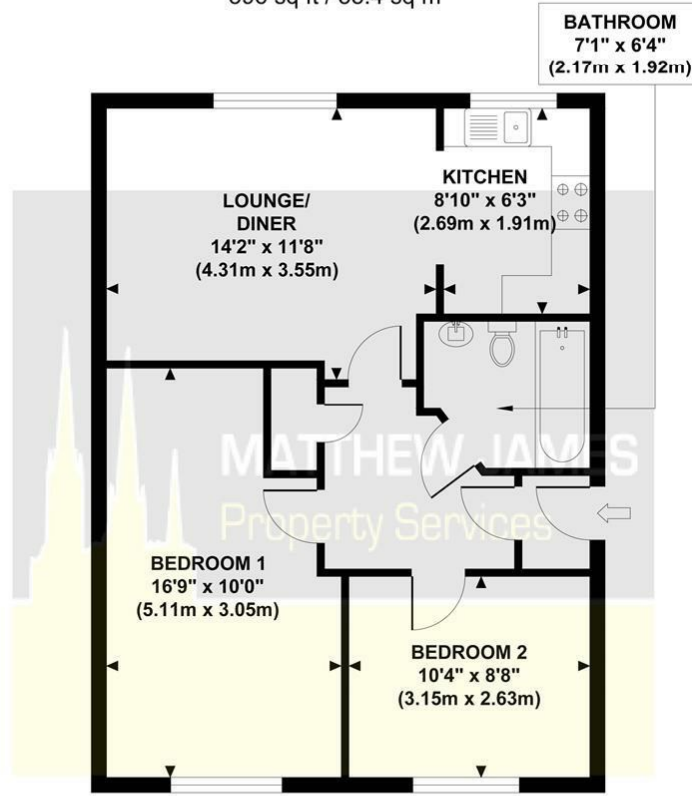


Having a PVCu double glazed window to the front elevation, a range of modern grey wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a fridge freezer, oven with hob and extractor over and tiling to all splash prone areas.

Floor Plan

46/477 STONEY STANTON ROAD

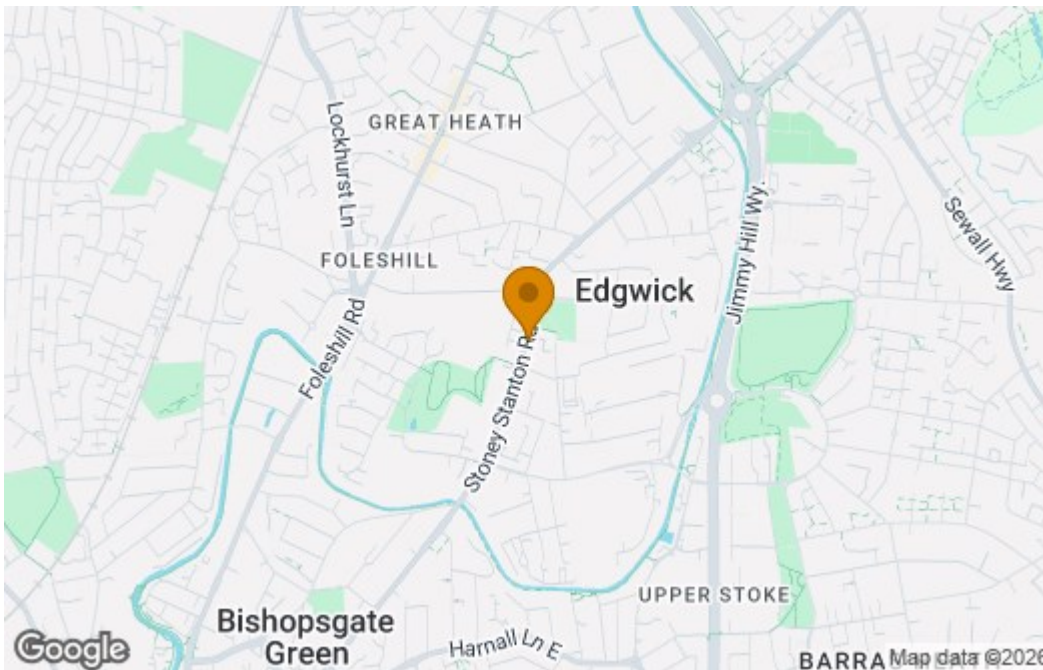
Approximate Gross Internal Area
596 sq ft / 55.4 sq m



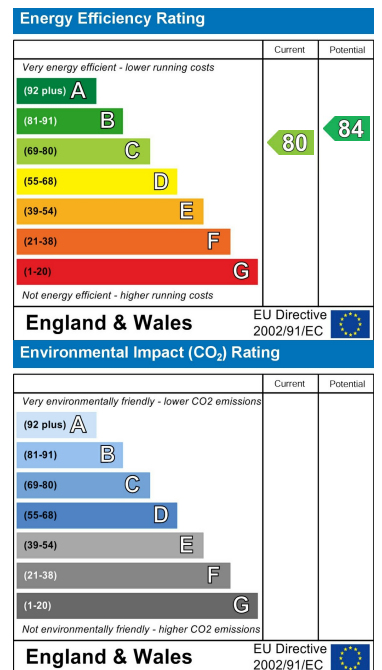
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 596 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter