



**Connells**

Nickson Road  
Coventry





### Property Description

Two bedroom second floor apartment offered with NO CHAIN and situated in the residential area of Tile Hill. The property benefits from a good sized living area, kitchen, two bedrooms and a bathroom. Balcony overlooking the gardens and an allocated parking space. This property is NOT available for investment.

### Approach

Security intercom system provides access to:

### Communal Hallway

With stairs rising to all floors and private door to:

### Entrance Hallway

Airing cupboard, radiator and doors to:

### Lounge/Diner

21' 1" max x 16' 11" max ( 6.43m max x 5.16m max )

Double glazed french doors leading to the balcony, radiator and door to:

### Kitchen

8' x 7' ( 2.44m x 2.13m )

The kitchen comprises of a range of wall and base mounted units incorporating a stainless steel sink and drainer unit with worksurfaces and tiled splashbacks over, gas hob with hood above, electric oven plumbing for washing machine and a double glazed window to the front aspect.

### Bedroom One

11' 9" max x 12' 4" ( 3.58m max x 3.76m )

Double glazed window to the rear and a radiator.

### Bedroom Two

9' 11" max x 8' 5" ( 3.02m max x 2.57m )

Double glazed window to the rear and a radiator.

### Bathroom

Being tiled and comprises of a bath with shower over, low level wc, wash hand basin, extractor fan and a double glazed window to the side aspect.

### Outside

There is an allocated parking space and communal gardens.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1288.68

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV322313](http://connells.co.uk/Property/COV322313)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Oct 2006. 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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