



## 15 Crathie Close, Coventry, CV2 3BN Offers Over £115,000

\*\*\*New to the market this well presented two bedroom first floor apartment in the sought after Wyken area offered for sale with 126 lease remaining\*\*\*Excellent location close to a range of local amenities, parks, schools and the University Hospital all within walking distance offering convenience. Versatile property which would be the perfect home for couples, professionals, first-time buyers or would be a smart investment purchase due to the location and rental demand in the area. Ready to move straight in as the current owner has highly improved the property throughout and as an extra benefit has fitted a new positive input ventilation System (PIV).

The apartments are secure and access is via the locked main entrance door into the spacious communal hallway. Small set of stairs lead up to the apartment and you enter straight into the modern spacious kitchen with doors leading out to a private balcony and a door into the large lounge/diner which is full of natural light coming in from the large window that overlooks the green area at the front of the property. Spacious double bedroom also containing a large window overlooking the front, a good size single bedroom and a modern bathroom with bath and shower over. Further benefits include double glazing throughout, storage heating, communal gardens and communal residents parking.

Crathie Close is nestled away in a peaceful cul de sac location on the Norton Hill Estate surrounded by greenery, conveniently placed for bus routes and transport links to M6, M69, M1 and the A46. The accommodation on offer is not to be missed so call now to book your viewing!

## Residents Car Park



## Communal Entrance



Located on the ground floor with security door, intercom system and stairs leading to properties.

## Fitted Kitchen

9'11 x 9,7 (3.02m x 2.74m,2.13m)



Having a PVCu double glazed window to the rear elevation, a range of wall base and draw units with roll top work surface over, integrated oven and hob, space for all appliances.

## Lounge/Diner

14'4 x 11'3 (4.37m x 3.43m)



Having PVCu double glazed window to the front elevation, electric fire, storage heaters and door leading off to the:

## Inner Hallway

doors off into:

## Family Bathroom

6'3 x 5'10 (1.91m x 1.78m)



Having a PVCu double obscure glazed window to the rear elevation, storage cupboard, panelled bath with electric shower, low level flush WC, pedestal wash and basin and tiling to all splash prone areas.

### Bedroom One

11'4 x 9'4 (3.45m x 2.84m)



Having a PVCu double glazed window to the front elevation and storage heater.

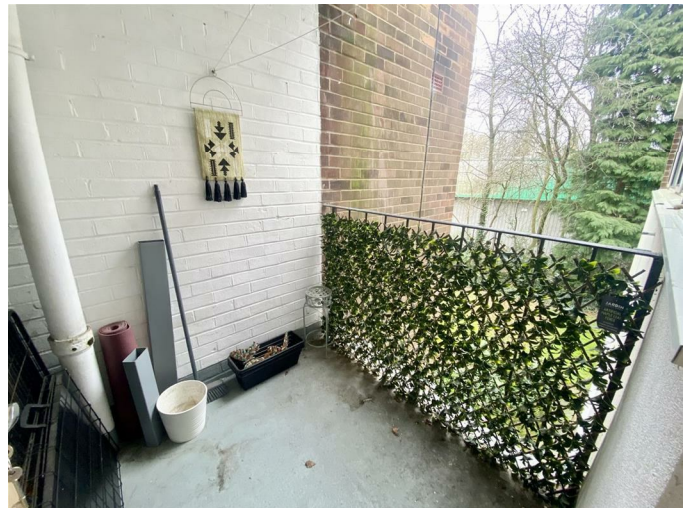
### Bedroom Two

10'1 x 6'4 (3.07m x 1.93m)



Having a PVCu double glazed window to the rear elevation and storage heater.

### Private Balcony

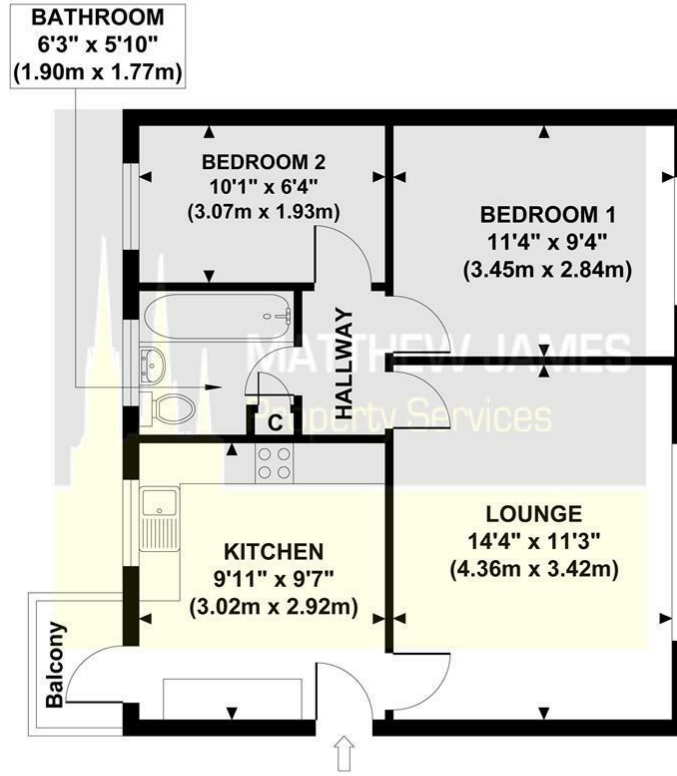


Overlooking the rear of the property.

# Floor Plan

## 15 CRATHIE CLOSE

Approximate Gross Internal Area 513 sq ft / 47.70 sq m



**GROSS INTERNAL FLOOR AREA 513 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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