



**MATTHEW JAMES**  
Property Services



## Apartment 8 Harlequin Court, 11 The Avenue

Whitley, Coventry, CV3 4BF

O.I.R.O £140,000



**\*\*NEW KITCHEN UPON COMPLETION - SEE BELOW)\*\***... TWO BEDROOMS... FIRST FLOOR... CURRENTLY TENANTED AT £750PCM... CLOSE TO JAGUAR LAND ROVER... ALLOCATED PARKING... OPEN PLAN LIVING. This lovely first floor property would be perfect for those that are looking for an investment property, their first purchase or looking to downsize. This property can also be bought with vacant possession if required. As part of the sale, the current owner has agreed to replace the current kitchen from the Magnet Luna range and the lucky buyer will have the choice of Gloss White, Grey or Midnight Blue. New worktops will be the Everest round edge laminate, all walls will be painted white and will follow the existing layout. Situated on the first floor with two bedrooms, master en-suite, open plan lounge dining room and kitchen, family bathroom with shower over bath and allocated parking. Located close to Jaguar Land Rover at Whitley, schools and a large supermarket. The property is also easy accessible for the A46, A45 and the motorway network. Call us now to book your viewing.



## Entrance Hallway

Having secure access, security intercom system, storage cupboard and doors leading off to:

## Bedroom One

12'1 x 8'7 (3.68m x 2.62m)

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

## Bedroom One En-Suite

(Not Measured) Having a shower enclosure, low level flush WC, wash hand basin and tiling to all splash prone areas.

## Bedroom Two

11'11 x 5'9 (3.63m x 1.75m)

Having a PVCu double glazed window to the front elevation.

## Family Bathroom

(Not Measured) Having a panel bath with shower over, pedestal wash hand basin, low level flush WC and tiling to all splash prone areas.

## Living Room

17'2 x 11'9 (5.23m x 3.58m)

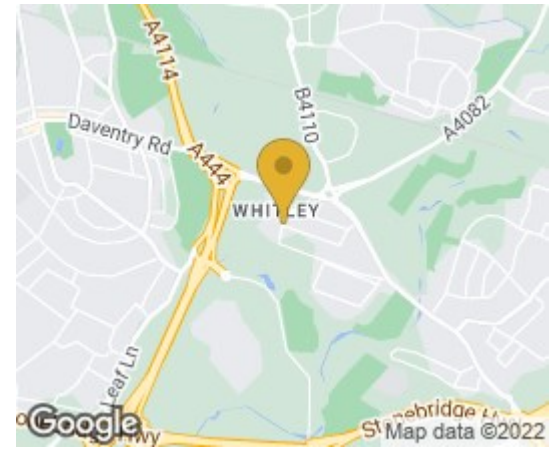
Having a PVCu double glazed window to the front elevation and door leading off to the:

## Kitchen

7'9 x 6'4 (2.36m x 1.93m)

Having a range of wall, base and drawer units with roll top work surface over, integrated oven with four ring gas hob and extractor over, space for a fridge freezer, space and plumbing for a washing machine and tiling to all splash prone areas.

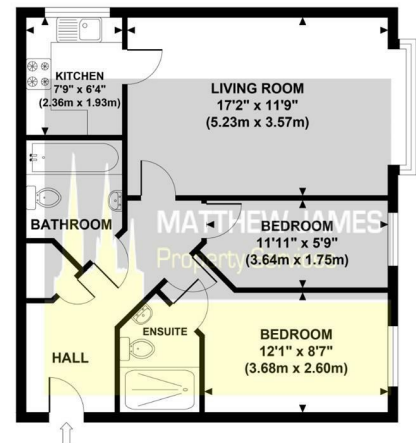
## Area Map



## Floor Plans

### HARLEQUIN COURT

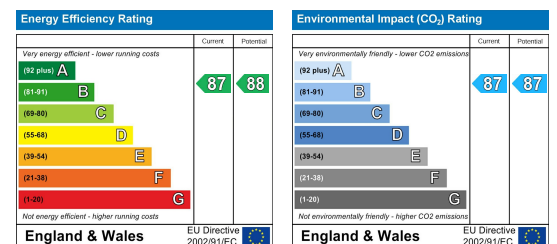
Approximate Gross Internal Area 628 sq ft / 58.40 sq m



**GROSS INTERNAL FLOOR AREA 628 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.

## 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

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