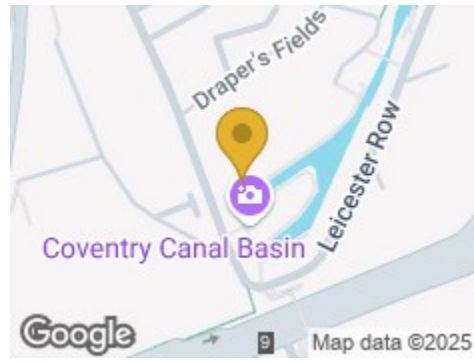


Road Map



Hybrid Map



Terrain Map

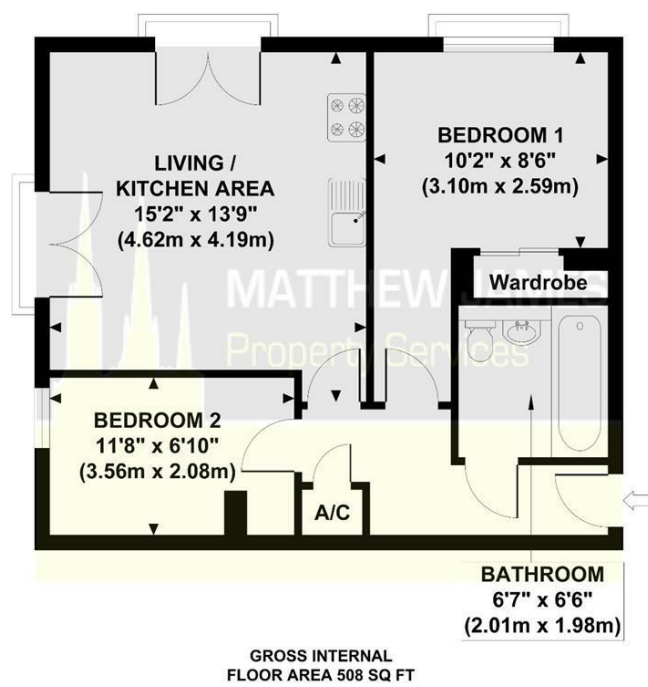


**MATTHEW JAMES**  
Property Services

Floor Plan

**WATERSIDE**

Approximate Gross Internal Area 508 sq ft / 47.20 sq m



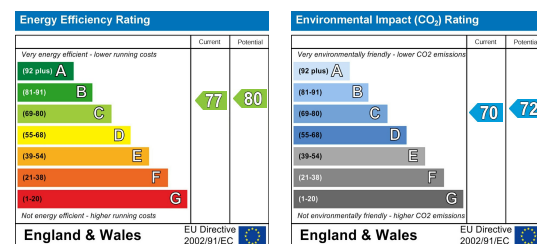
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



**Flat 18 Waterside, St Nicholas Street**

City Centre, Coventry CV1 4LZ

Offers Around £125,000



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# Flat 18 Waterside, St Nicholas Street

City Centre, Coventry CV1 4LZ

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## Communal Areas

Having an allocated parking space and walkway takes you to the security door. Through the security door there is a lift which will take you to the property and a courtyard style veranda awaits and leads you to the front door and into the:

## Entrance Hallway

Having intercom system and doors leading off to:

## Family Bathroom

6'7 x 6'6

Having a panel bath with shower over, vanity WC and wash hand basin with storage beneath and tiling to all splash prone areas.

## Bedroom One

10'2 x 8'6

Having a double glazed window to the front elevation with Juliet style balustrade, and fitted mirrored wardrobes to the one wall.

## Bedroom Two

11'8 x 6'10

Having a window to the front elevation and built-in wardrobe to the one wall.

## Open Plan Kitchen Living Area

15'2 x 13'9

Having dual aspect opening windows with Juliet style balustrade to both elevations and open plan kitchen dining area with a range of wall, base and drawer units with roll top work surface over, integrated oven with hob and extractor over, space and plumbing for a washing machine, space for an under counter larder fridge and tiling to all splash prone areas.

