



# MATTHEW JAMES

Property Services



## 21 Aldbourne Road, Coventry, CV1 4BA

Offers Over £130,000

TWO DOUBLE BEDROOMS... VACANT... NO UPWARD CHAIN... CAN BE BOUGHT FURNISHED (SUBJECT TO OFFER)... NEW WATER HEATING SYSTEM INSTALLED SEPTEMBER 2025... LONG LEASE... CANAL VIEWS... SECURE AND GATED DEVELOPMENT. A fantastic opportunity to purchase an immaculate throughout and delightful second-floor apartment that presents an excellent opportunity for first-time buyers and those looking to add to their property portfolio. With two spacious double bedrooms, this property offers ample living space for those that are looking for modern living. The apartment also has a modern kitchen (with integrated appliances), bathroom and benefits from a newly installed water heating system, (fitted September 2025). The secure and gated development adds an extra layer of peace of mind, making it an ideal choice for those seeking a safe environment.

For those who appreciate the convenience of furnished living, this property can be purchased fully furnished, allowing you to move in with ease and style (subject to offer). The apartment also includes parking for one vehicle, such a valuable asset.

With No UPWARD CHAIN, this property is ready for immediate occupancy, making it a perfect choice for those eager to settle into their new home without delay. The lease has an impressive 109 years remaining, providing long-term security for your investment.

Situated in the desirable CV1 postcode, this apartment not only offers a comfortable living space but also the potential for a great investment opportunity. Whether you are looking to make your first step onto the property ladder or seeking a promising addition to your portfolio, this apartment at Bishopsgate House is not to be missed.

## Car Park & Approach



Located behind security gated access and has one parking space. Access into the building is again, via secure access.

## Communal Area



The property is located on the second floor and is accessed via a lift or stairwell. Access through the front door leads to the:

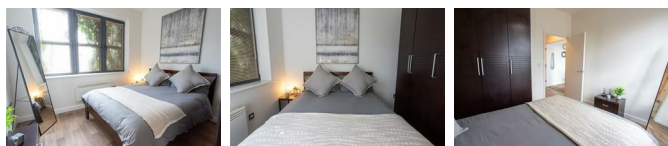
## Entrance Hallway



Having storage cupboard, airing cupboard and doors leading off to:

## Bedroom One

11'9 x 11'3 (3.58m x 3.43m)



Having a double glazed window to the front elevation.

## Kitchen

9'9 x 6'7 (2.97m x 2.01m)



Having a double glazed window to the front elevation with a range of wall, base and drawer units, integrated washing machine, integrated dishwasher, integrated oven with four ring hob and extractor over and tiling to all splash prone areas.

## Family Bathroom

7'4 x 6'9 (2.24m x 2.06m)



Having a panel bath with shower over, wash hand basin, low level flush WC, extractor and tiling to all splash prone areas.

## Lounge Dining Room

15'8 x 11'9 (4.78m x 3.58m)



Having double doors that lead in with double glazed windows to the rear with Juliet balcony over looking the Coventry Canal.

## Bedroom Two

10'6 x 9'5 (3.20m x 2.87m)

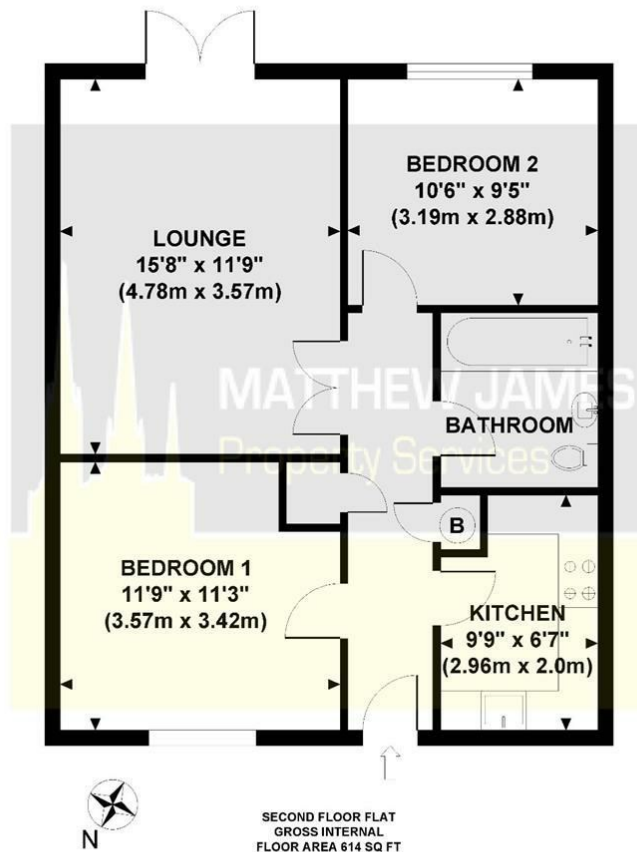


Having a double glazed window to the front elevation.

# Floor Plan

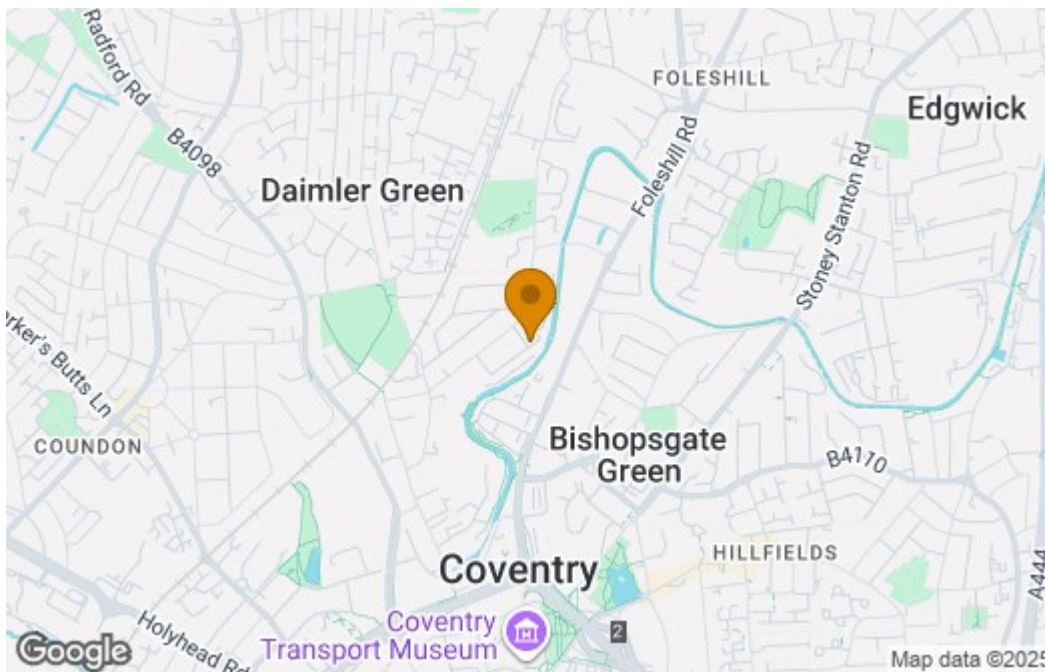
## 17 BISHOPSGATE HOUSE

Approximate Gross Internal Area 614 sq ft / 57.0 sq m

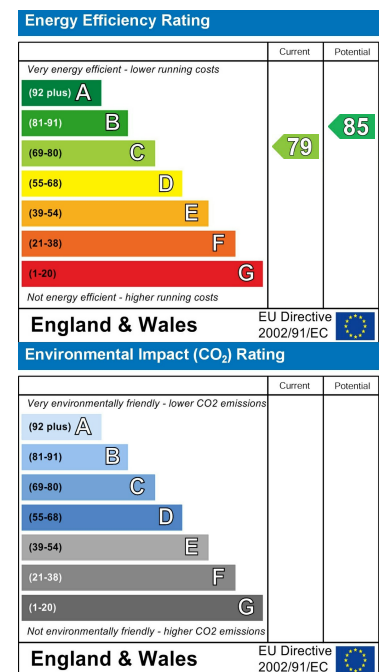


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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

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