



**5 John Tofts House, Coventry, CV1 4AL**  
**Offers Over £140,000**

99 YEARS LEASE EXTENSION UPON COMPLETION... PERFECT FOR FIRST TIME BUYER OR INVESTMENT PURCHASE... DUPLEX FLAT... TWO DOUBLE BEDROOMS... GROUND FLOOR... CV1 POSTCODE & CLOSE TO CITY CENTRE... VACANT... NO UPWARD CHAIN... VAILANT CENTRAL HEATING SYSTEM & PVCu DOUBLE GLAZING THROUGHOUT... Located near Coventry canal basin, this lovely two double bedroom duplex flat needs to be viewed to appreciate what is being offered for sale. Briefly comprising of off road parking, entrance hallway, kitchen, living room, modern family shower room, two double bedrooms and a brick built external storage shed and courtyard shared with another dwelling. This property is located and just a short walk to Coventry City Centre, adjacent to the Coventry Canal basin housing local businesses, bistros and coffee shops and would be perfect for the first time buyer or the investor looking to increase their portfolio. As the property is VACANT and has no UPWARD CHAIN, call us now to book your immediate viewing.

## **Approach & Grounds**

Having a security communal door access into all apartments. This property is located on the ground floor.

## **Entrance Hallway**

Double glazed PVCu front door into a spacious entrance hallway with PVCu double glazed picture window to the side. Having laminate flooring, stairs off the the first floor and doors leading off to:

## **Lounge/ Dining**

**16'6 x 13'2 (5.03m x 4.01m)**

Having a PVCu double glazed window to the rear elevation with door to the outside space area and part laminate and carpeted flooring.

## **Fitted Kitchen**

**10'4 x 7'8 (3.15m x 2.34m)**

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units incorporating one & half stainless steel sink and drainer with works surface over. Having integrated electric cooker with hob and extractor over, space and plumbing for a washing machine and space for a fridge freezer. There is also vinyl flooring and tiling to all splash prone areas.

## **First Floor Landing**

Having balustrade, airing cupboard and doors leading off to:

## **Bedroom One**

**13'8 x 10'3 (4.17m x 3.12m)**

Having a PVCu double glazed window to the front elevation, carpeted floors, built-in double wardrobe and Vailant gas central heating combination boiler.

## **Bedroom Two**

**13'8 x 9'3 (4.17m x 2.82m)**

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

## **Family Shower Room**

**7'5 x 6'3 (2.26m x 1.91m)**

Being of modern design and having walk-in shower enclosure with vanity wash hand basin and WC. There is also modern tiling to all four walls.

## **Courtyard**

Shared courtyard with one other dwelling and having a lockable brick built storage shed.

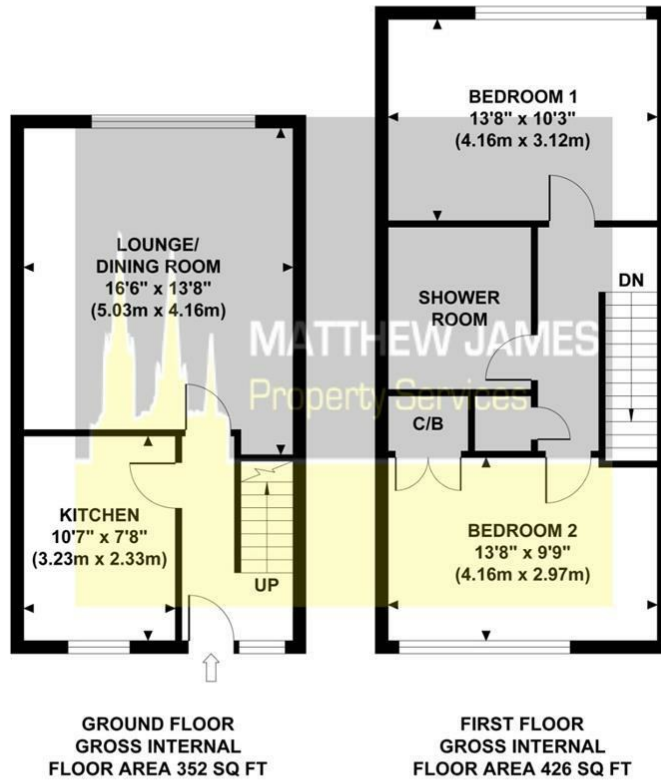
## **Outside**

Private car park for residents and additional visitors parking permits.

# Floor Plan

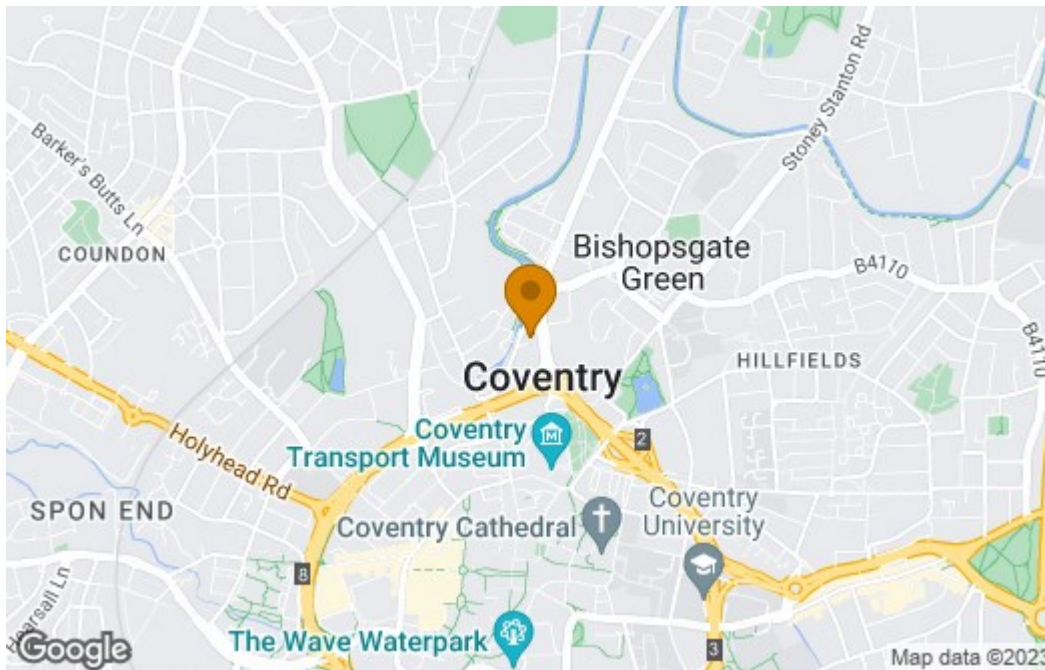
## JOHN TOFTS HOUSE

Approximate Gross Internal Area 778 sq ft / 72.30 sq m

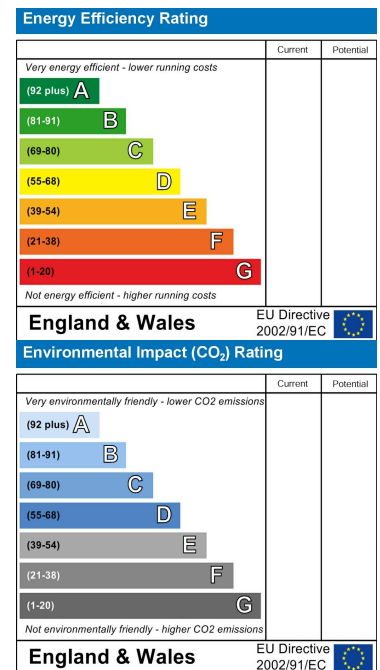


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

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