



MATTHEW JAMES

Property Services



104 Grindle Road, Coventry, CV6 6BS

Offers Over £124,995

TWO BEDROOMS... FIRST FLOOR... GREAT INVESTMENT PROPERTY... PERFECT FOR FIRST TIME BUYER... OPEN PLAN LIVING ROOM WITH JULIET BALCONY. Located in Longford close to Coventry Canal, this property needs to be viewed to appreciate what is being offered for sale. Located via a secure intercom system, this first floor apartment briefly comprises of two bedrooms, family bathroom, kitchen dining room and open plan living room with Juliet balcony. This property also has the added benefit of allocated parking and a long lease. If you would like to know more information or view this property, please call us now!

Communal Areas & Car Park

The apartment comes with an allocated parking space amongst mature landscaped gardens and access into the building is via secure intercom system.

Entrance Hallway

Accessed through the front door, intercom and has doors leading off to:

Family Bathroom

10'0 maximum x 7'11 maximum (3.05m maximum x 2.41m maximum)

Having a double glazed 'port hole' window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, shaver point, extractor and tiling to all splash prone areas.

Open Plan Living Room

18'3 maximum x 14'1 maximum (5.56m maximum x 4.29m maximum)

Being of an irregular shape and having PVCu double glazed French doors with Juliet balcony to the front elevation.

Bedroom Two

10'6 x 7'8 (3.20m x 2.34m)

Having a double glazed 'port hole' window to the front elevation.

Bedroom One

14'4 x 9'6 (4.37m x 2.90m)

Having a PVCu double glazed window to the front elevation and built-in wardrobes with up and over storage to the one wall.

Kitchen Dining Room

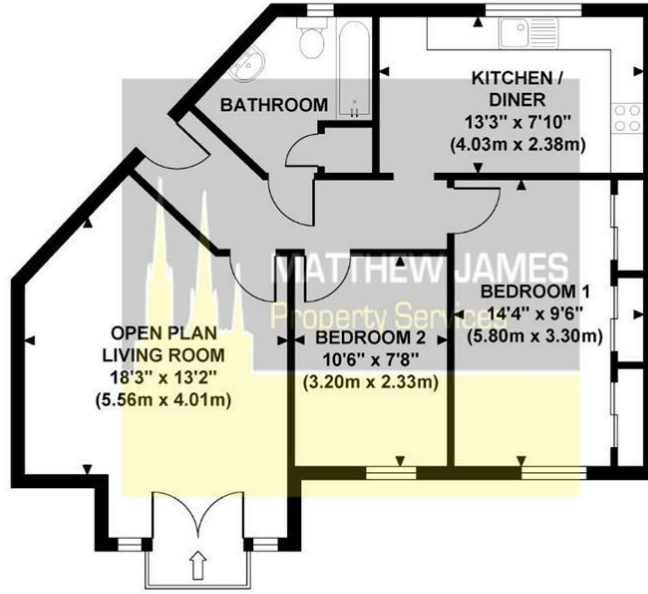
13'3 x 7'10 (4.04m x 2.39m)

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over. There is also space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, integrated oven with hob and extractor over and tiling to all splash prone areas.

Floor Plan

GRINDLE ROAD

Approximate Gross Internal Area
644 sq ft / 59.80 sq m



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 644 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) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

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