



## Station Court 127 Station Avenue , Coventry, CV4 9HR

This first floor apartment offers super stylish living in an exclusive development. Located in the CV4 area of the city, it's a perfect location for those that need to commute - the train station it's just minutes away on foot. Easy access for great local amenities and handy access to city centre, London and Birmingham - ideal investment too.

Built in 2019, the location, design and specification of these luxury apartments are unique. Through the secure, gated access, the communal grounds are a delightful entrance with plenty of greenery and allocated parking - residents needs are catered for with the communal, vehicle charging point, bike / cycle locking points and external CCTV coverage. There is also the option of additional parking spaces if needed too.

From the immaculate grounds, into the very modern and stylish building, head up to the first floor where you'll find this stunning apartment. The spacious entrance hallway flows round passing the master bedroom with its gorgeous ensuite, second bedroom, luxury bathroom and into the light and airy, open plan living area - open up the Juliet balcony and take in the relaxing views. The kitchen is fully loaded with integrated appliances to include electric hob and oven, fridge freezer, dishwasher and washer / dryer.

**£189,995**

# Station Court 127 Station Avenue

, Coventry, CV4 9HR



- Exclusive Development of Luxury Apartments
- Allocated Parking & Communal Charging Point
- Two Bedroom - Two Bathroom
- Council Tax Band B
- Private Gated Entrance with Video Intercom
- Walking Distance to Tile Hill Train Station
- Great Investment
- High Spec Fixtures & Fittings
- No Onwards Chain
- EPC Rating B

## Entrance Hallway

## Open Plan Kitchen / Lounge

21'3" x 12'0" (6.48 x 3.66)

## Master Bedroom

14'11" x 10'7" (4.55 x 3.23)

## Ensuite

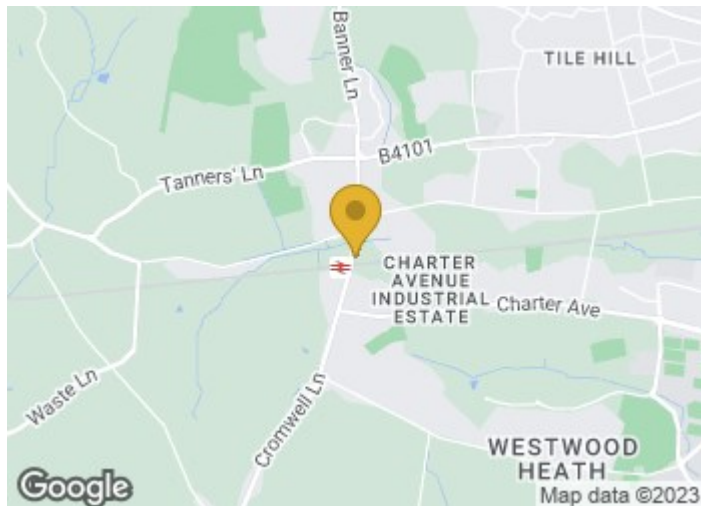
7'1" x 4'9" (2.18 x 1.47)

## Bedroom Two

10'0" x 8'7" (3.05 x 2.62)

## Bathroom

6'3" x 6'0" (1.91 x 1.83)

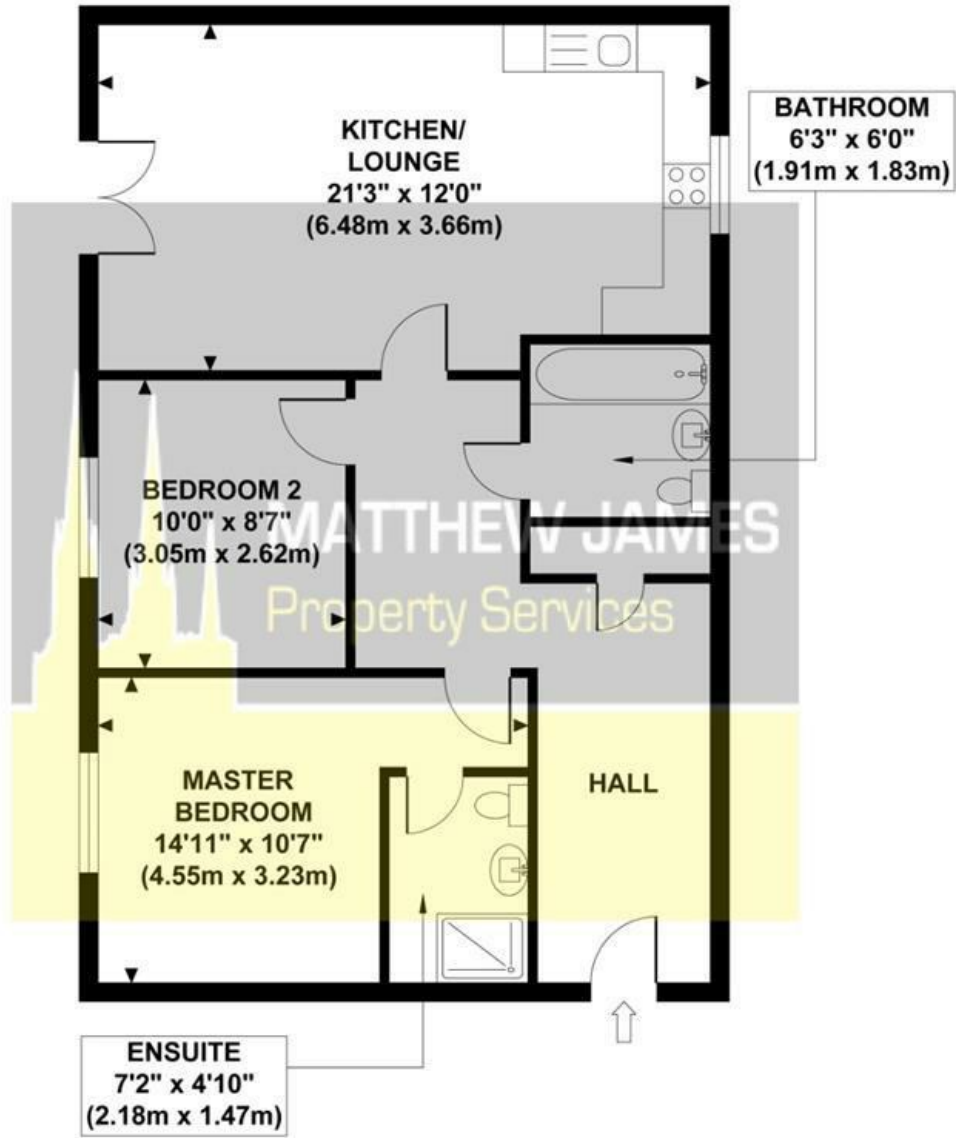


## Directions



# STATION COURT

Approximate Gross Internal Area 707 sq ft / 65.70 sq m



## GROSS INTERNAL FLOOR AREA 707 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.

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 Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(82-91) <b>A</b>	Very energy efficient - lower running costs			(82-91) <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(69-81) <b>B</b>				(69-81) <b>B</b>			
(55-68) <b>C</b>				(55-68) <b>C</b>			
(39-54) <b>D</b>				(39-54) <b>D</b>			
(21-38) <b>E</b>				(21-38) <b>E</b>			
(11-20) <b>F</b>				(11-20) <b>F</b>			
(1-10) <b>G</b>	Not energy efficient - higher running costs			(1-10) <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	86	86	EU Directive 2002/91/EC		

### CONTACT INFORMATION

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