



MATTHEW JAMES

Property Services



19 Queens Road, Coventry, CV1 3DG

£165,000

OPEN PLAN LIVING LOUNGE AND KITCHEN AREA... DOUBLE BEDROOM AREA... WALK-IN 6.4M WARDROBE... SHOWER ROOM... GROUND FLOOR... LONG LEASE... CLOSE TO CITY CENTRE... PERFECT FOR INVESTMENT, FIRST TIME BUYER OR THOSE LOOKING TO DOWNSIZE. Located within a short walk of Coventry City Centre, this beautiful throughout apartment would be perfect for those looking for their next investment property or first time purchase. Located on the ground floor and having a long lease, it's all ready to go for those looking to move in and do no work! Briefly comprising of secure communal access, entrance hallway, modern shower room, open plan living kitchen and dining area, bedroom area and large walk-in wardrobe. Does this sound like your next property? Call us now to book your viewing!

Communal Entrance

Having secure access into the building and then secure access through the front door into the:

Entrance Hallway

Having doors leading off to:

Shower Room

7'1 x 6'0 (2.16m x 1.83m)

Being of modern design with walk-in shower enclosure, vanity wash hand basin, low level flush mounted WC, ladder style heated towel rail, extractor, shaving point and modern tiling to all four walls.

Open Plan Living / Kitchen Area

23'6 x 9'9 (7.16m x 2.97m)

Having a double glazed window to the front elevation, living area and open plan kitchen area with a range of wall, base and drawer units with work surface and upstands over, integrated oven with hob and extractor over, space and plumbing for a washing machine or dishwasher, space for a fridge freezer and opening to the:

Bedroom / Dining Area

19'11 x 7'11 (6.07m x 2.41m)

Having bedroom space and further ample space for a dining area / study area and a further door leads to the.

Walk-in Wardrobe

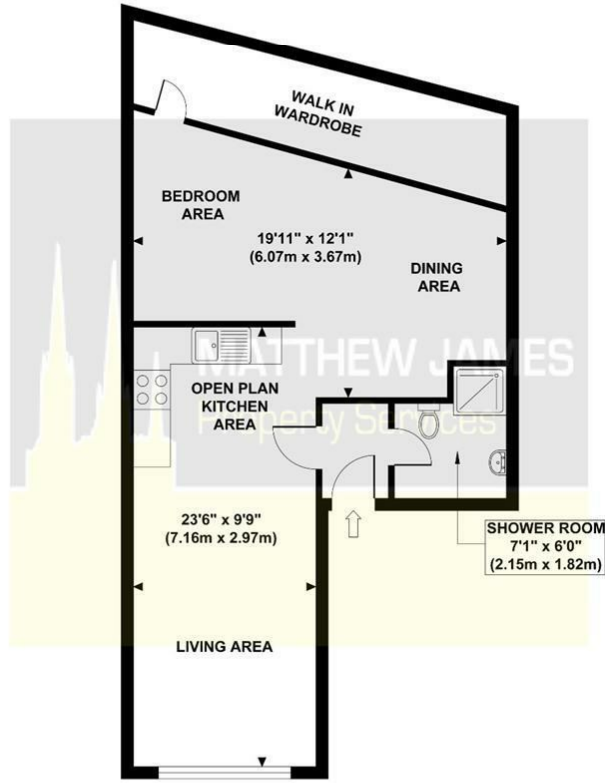
21' 2 x 4'7 (6.40m 0.61m x 1.40m)

Being of walk in design with ample space to hang clothes and have drawer units etc.

Floor Plan

E1 KINGS CHAMBERS

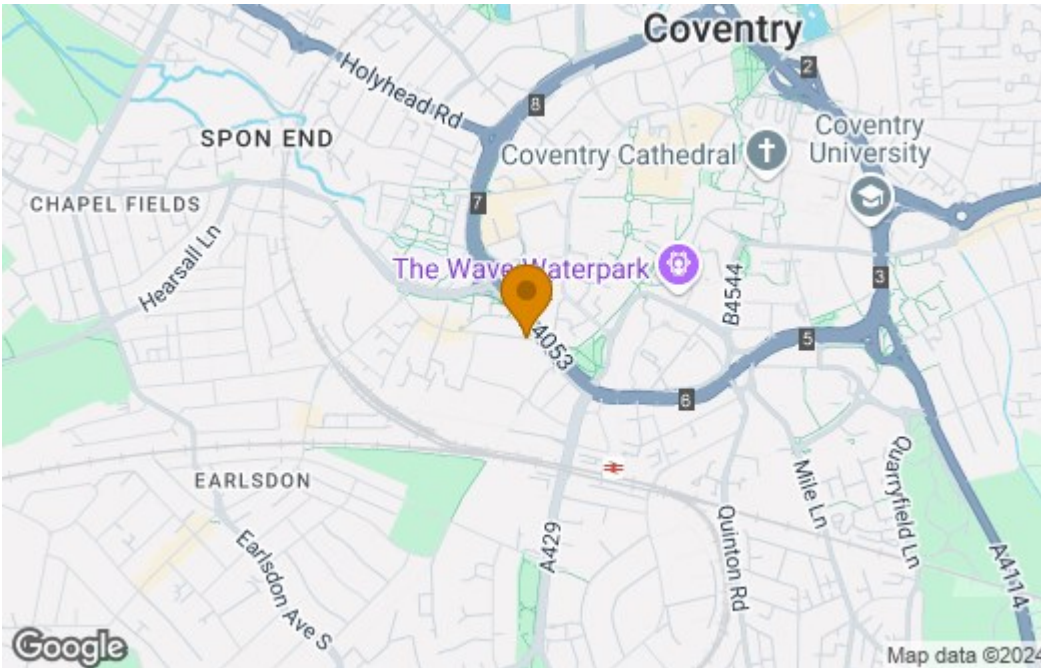
Approximate Gross Internal Area 600 sq ft / 55.7 sq m



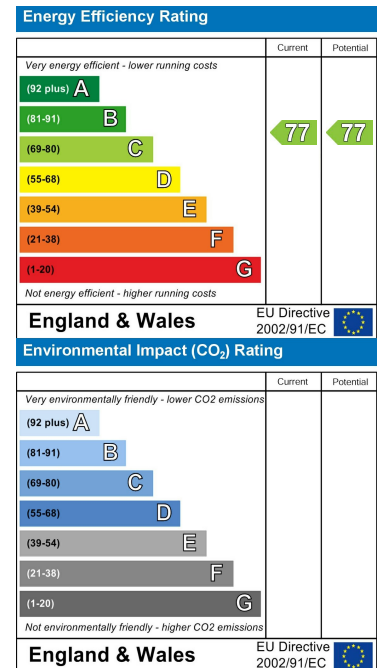
GROSS INTERNAL FLOOR AREA 600 SQ FT

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



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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