



7 Sowe Way, Coventry, CV2 1FF

£135,000

Matthew James are pleased to present this beautifully presented first floor apartment. The property benefits from NEVER BEEN LIVED IN and is classed as brand new throughout. Built in 2018, its modern throughout and ready to move straight into. The property offers so much space and light, having a welcoming feel as soon as you walk through the door and benefits from having 3 years remaining on the NHBC Warranty. This really is a stunning apartment that would make an ideal first time buyers home or a great investment purchase.

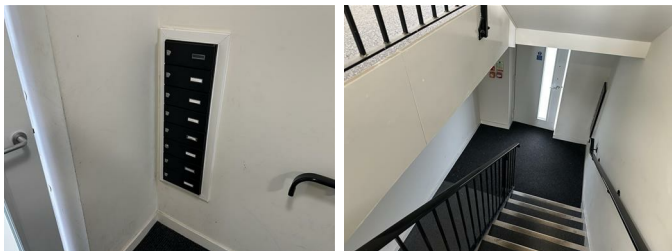
As you enter the entrance hallway which has a good size storage cupboard and doors leading into the large double bedroom with two windows allowing lots of natural light to come in.

A modern bathroom, bedroom two which is also a great size double room allowing space for a double bed and furniture. Down the hallway and into an impressive sized open plan lounge dining room and the kitchen is of modern design with plenty of storage cupboards and comes with integrated fridge freezer, washing machine, electric oven and gas hob with extractor fan over.

Externally there are two entrance doors, one at the front and one at the rear with access from the residential car park where you will find the allocated parking space for the property.

Viewing is highly recommended, call to book your viewing appointment!

Communal Areas



Having secure access doors to the front and rear elevations and the property can be located on the first floor.

Entrance Hallway

Through the front door and having storage cupboard off, security intercom system and doors leading off to:

Bedroom One

16'2" x 8'6" (4.93 x 2.60)



Having two PVCu double glazed windows to the front elevation. This room is irregular shaped.

Family Bathroom

6'9" x 6'7" (2.08 x 2.01)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, wash hand basin and tiling to all splash prone areas.

Bedroom Two

10'4" x 8'6" (3.15 x 2.60)



Having ta PVCu double glazed window to the front elevation.

Open Plan Lounge / Dining Room

14'1 x 12'6 (4.29m x 3.81m)



Having a PVCu double glazed window to the side and front elevations and archway leads to the:

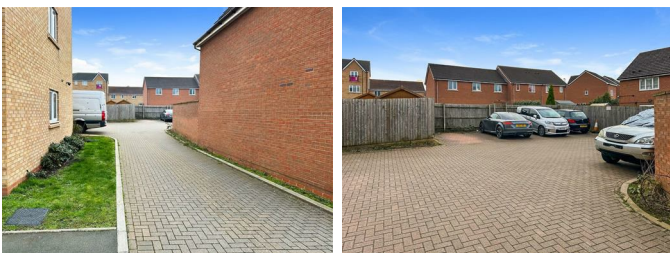
Kitchen

11'3" x 7'1" (3.43 x 2.16)



Having a PVCu double glazed window to the rear elevation and a range of 'high-spec' wall, base and drawer units with roll top work surface over, integrated fridge and freezer, integrated washing machine, oven with four ring gas hob and extractor over and

Car Park



Having one allocated parking space accessed to the rear of the property.

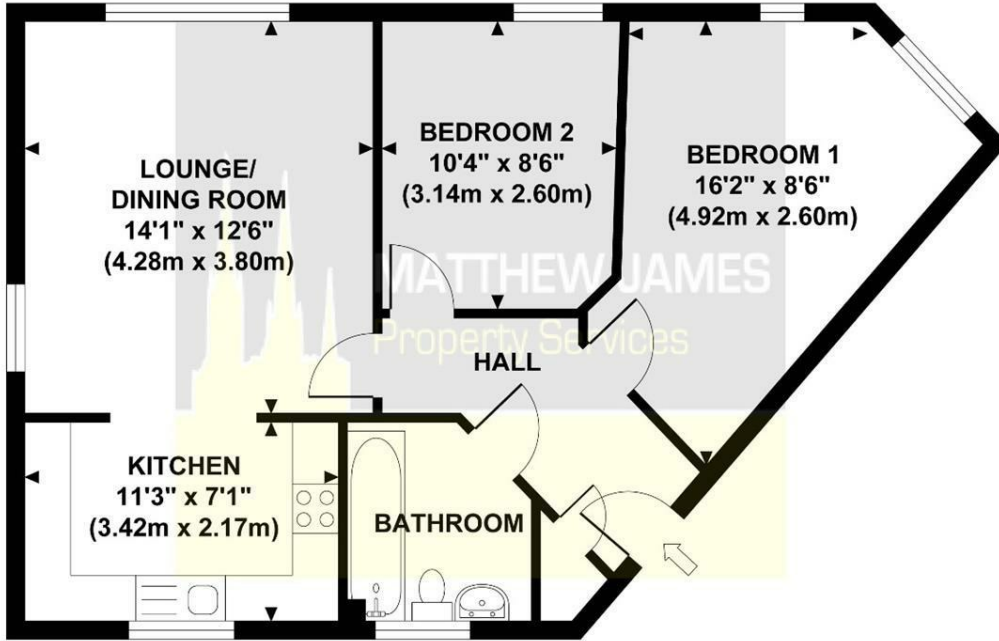
Front Elevation



Floor Plan

SOWE WAY

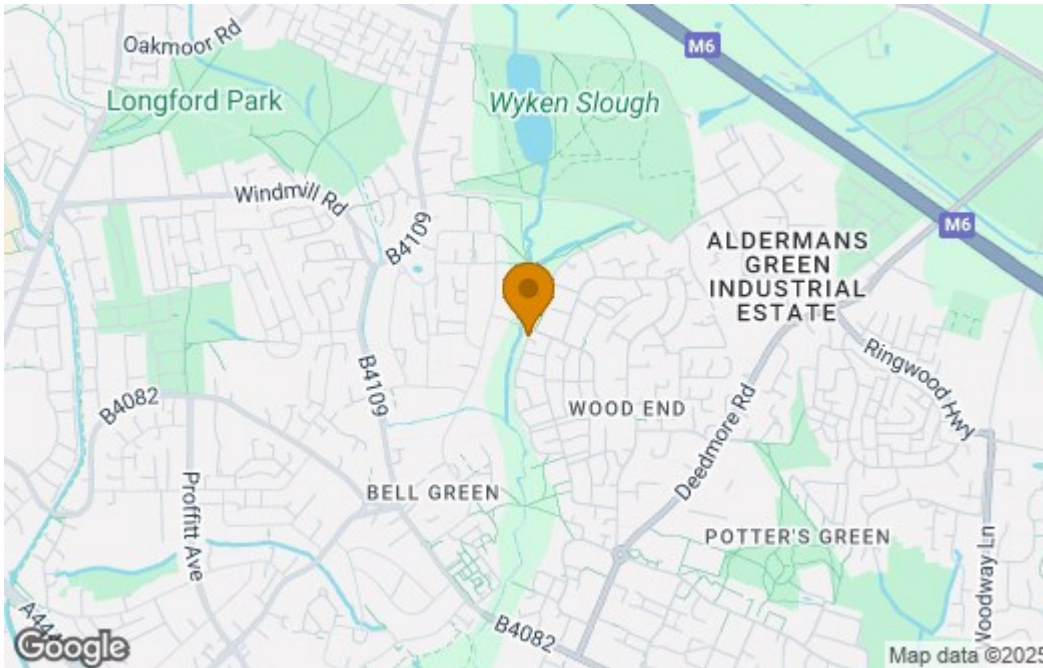
Approximate Gross Internal Area 1768 sq ft / 164.20 sq m



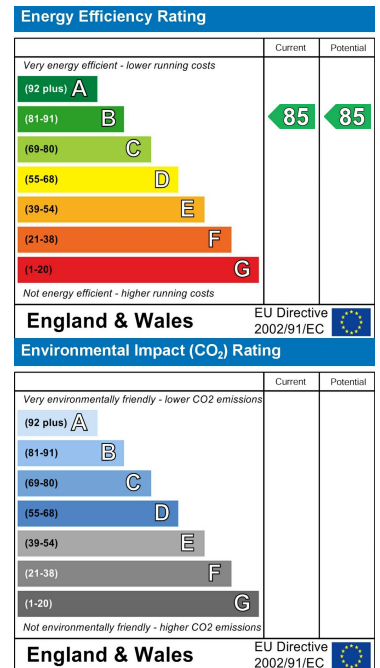
GROSS INTERNAL FLOOR AREA 1768 SQ FT

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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