



# MATTHEW JAMES

Property Services



## 31, Seymour House Sandy Lane, Coventry, CV1 4BE

Offers Over £124,000

TWO BEDROOMS... NO UPWARD CHAIN... SECOND FLOOR... VACANT... BEAUTIFUL THROUGHOUT... CAN BE BOUGHT FURNISHED (SUBJECT TO OFFER)... PERFECT FOR THE FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY... ALLOCATED PARKING. Located off Sandy Lane in Radford, this beautiful second floor apartment features two well-proportioned bedrooms, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity. The apartment boasts a spacious lounge dining room with Juliet balcony, perfect for relaxing at the end of a long day.

One of the standout features of this property is its convenient parking, ensuring ease of access. The apartment is situated close to local amenities, providing you with everything you need just a stone's throw away. The property is double glazed throughout, which not only enhances energy efficiency but also ensures a comfortable living environment. With electric heating, you can enjoy warmth and comfort during the colder months.

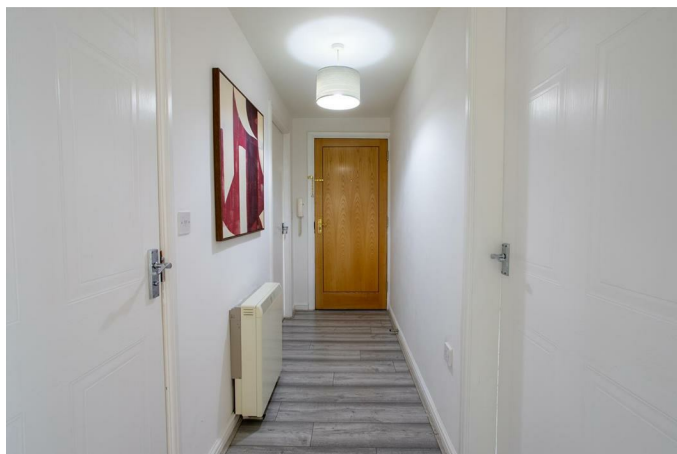
This apartment comes with a long lease of 975 years, offering peace of mind for years to come. Additionally, it is available to be purchased furnished, (subject to offer), allowing for a seamless move-in experience. With NO UPWARD CHAIN, this property is ready for you to make it your own. Don't miss out on this fantastic opportunity to own a lovely apartment in a desirable location. Want to view? We have the keys - call us now to book your viewing!

## Communal Areas



Having secure access into the building, number thirty one can be found on the second floor. Through the front door into the:

## Entrance Hallway



Having security intercom and doors leading off to:

## Kitchen

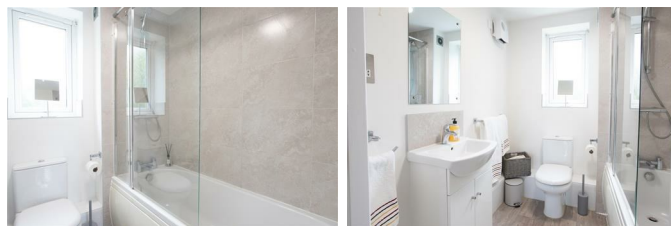
9'6 x 6'2 (2.90m x 1.88m)



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

## Family Bathroom

6'3 x 5'11 (1.91m x 1.80m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, vanity style wash hand basin with storage beneath, low level flush WC, wall mounted heater, extractor and tiling to all splash prone areas.

## Lounge Dining Room

14'9 x 11'9 (4.50m x 3.58m)



Having PVCu double glazed French doors with Juliet balcony to the front elevation, feature fireplace with inset electric fire, hearth, mantle and surround.

## Bedroom One

10'8 x 10'2 (3.25m x 3.10m)



Having PVCu double glazed windows to the front elevation.

## Bedroom Two

9'5 x 6'8 (2.87m x 2.03m)



Having PVCu double glazed windows to the rear and side elevations.

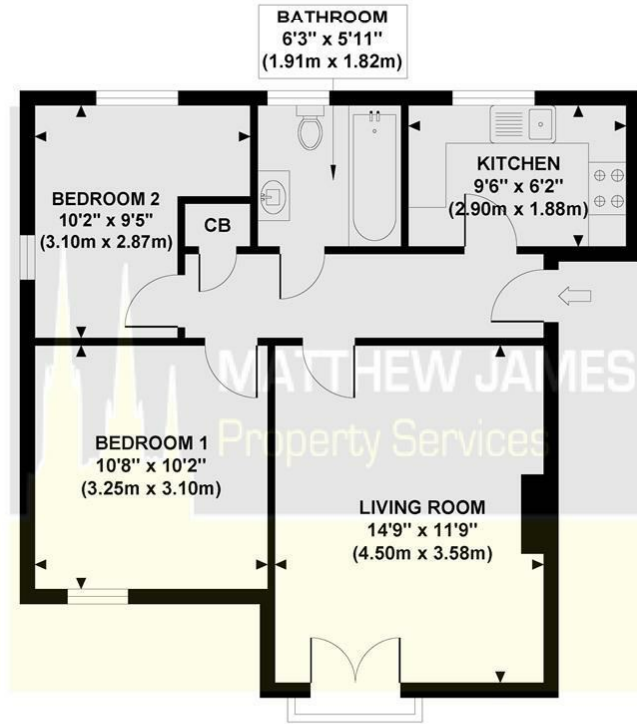
## Parking

Allocated parking is available.

# Floor Plan

## 31 SEYMOUR HOUSE

Approximate Gross Internal Area 541 sq ft / 50.3 sq m



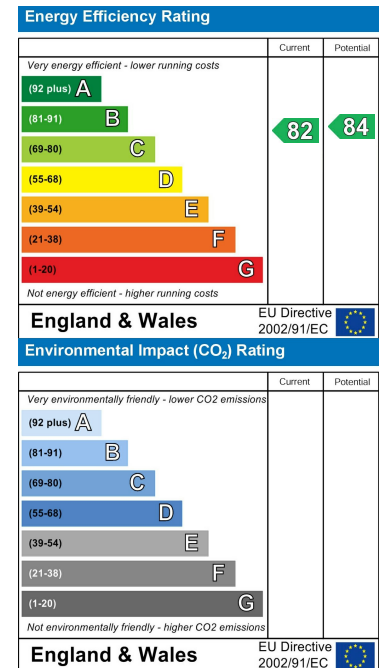
### GROSS INTERNAL FLOOR AREA 541 SQ FT

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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