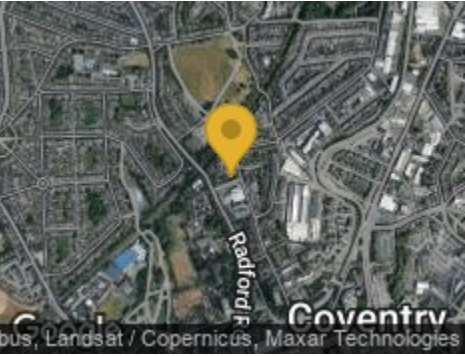


Road Map



Hybrid Map

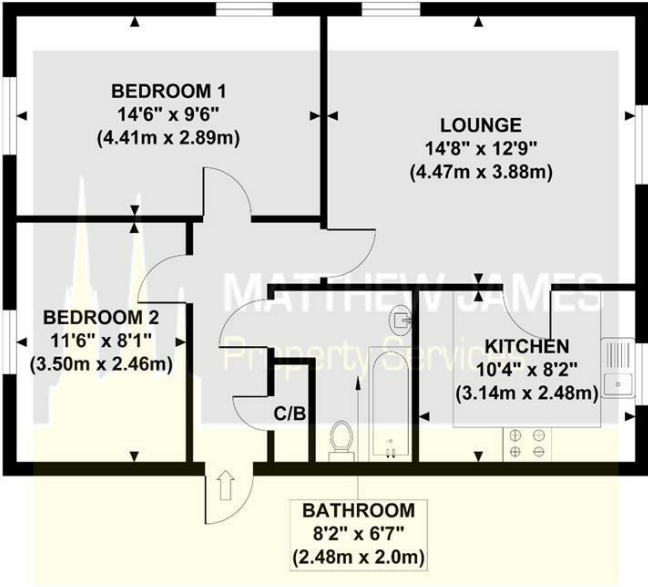


Terrain Map



Floor Plan

10 HAMILTON COURT
Approximate Gross Internal Area 624 sq ft / 58.0 sq m



GROSS INTERNAL
FLOOR AREA 624 SQ FT

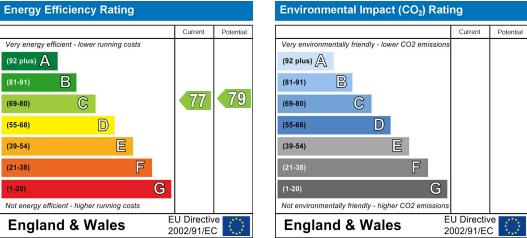
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



MATTHEW JAMES
Property Services



Hamilton Court St. Nicholas Street
, Coventry CV1 4BW

Offers Over £140,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

Hamilton Court St. Nicholas Street

, Coventry CV1 4BW

Offers Over £140,000



Communal Areas

Accessed via a secure door (with intercom system) and this property can be found on the first floor.

Entrance Hallway

Having wall mounted controller, storage cupboard and doors leading off to:

Bedroom Two

11'6 x 8'1
Having a PVCu double glazed window to the rear elevation.

Family Bathroom

8'2 x 6'7
Having a panel bath with shower over, low level flush WC, pedestal wash hand basin, extractor, demist and illuminated mirror and tiling to all splash prone areas.

Bedroom One

14'6 x 9'6
Having a PVCu double glazed window to the side elevation.

Lounge Dining Room

14'8 x 12'9
Having a PVCu double glazed window to the side and rear elevation and archway leading to the

Kitchen

10'4 x 8'2
Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, integrated fridge and freezer, integrated oven with hob and extractor over, wall

mounted Vailant central heating boiler and tiling to all splash prone areas.

Parking Areas

One allocated parking space accessed via security gates.

