



Hamilton Court St. Nicholas Street, Coventry, CV1 4BW

Offers Over £140,000

TWO DOUBLE BEDROOMS... FIRST FLOOR... VACANT... NO UPWARD CHAIN... *CAN BE BOUGHT FURNISHED (subject to offer)... PERFECT FOR FIRST TIME BUYERS OR INVESTMENT... SECURE AND GATED ALLOCATED PARKING... Located close to the City Centre, this beautiful throughout first-floor apartment presents an excellent opportunity for both first-time buyers and those looking to add to their portfolio. With two spacious double bedrooms, this property offers ample room for comfortable living. The well-appointed lounge dining room provides a welcoming space for relaxation and entertaining, whilst the modern bathroom ensures convenience for daily routines.

One of the standout features of this apartment is the allocated secure gated parking, a rare find in such a location. The property is VACANT and available with NO UPWARD CHAIN, allowing for a smooth and swift purchase process. Additionally, the option to buy the apartment furnished, subject to offer, adds to its appeal, making it an ideal choice for those looking to move in without the hassle of furnishing.

Situated close to the City Centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, enhancing the overall living experience. With a long lease in place, this property not only serves as a delightful home but also represents a promising investment opportunity in a thriving area.

In summary, this two-bedroom apartment on St. Nicholas Street is a perfect blend of comfort, convenience, and potential, making it a must-see for anyone looking to enter the property market in Coventry. We have the keys - call us now to book your immediate viewing!

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 (3.51m x 2.46m)



Having a PVCu double glazed window to the rear elevation.

Family Bathroom

8'2 x 6'7 (2.49m x 2.01m)



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 (4.42m x 2.90m)



Having a PVCu double glazed window to the side elevation.

Lounge Dining Room

14'8 x 12'9 (4.47m x 3.89m)



Having a PVCu double glazed window to the side and rear elevation and archway leading to the

Kitchen

10'4 x 8'2 (3.15m x 2.49m)



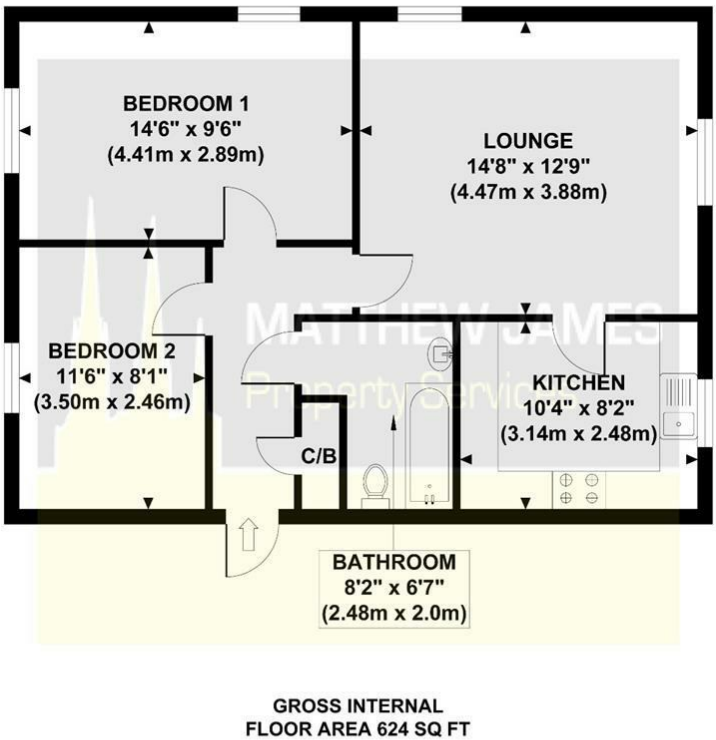
Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, integrated fridge and freezer, integrated oven with hob and extractor over, wall mounted Vailant central heating boiler and tiling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

Parking Areas

One allocated parking space accessed via security gates.

Floor Plan

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

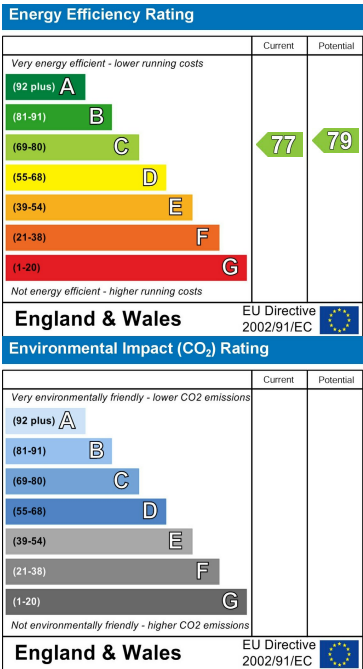


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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