



43 Christie Court

Halifax Close, Allesley, Coventry, CV5 9NZ

Matthew James are absolutely thrilled to offer this little gem for sale. Owner occupied for twenty years, the property has been lovingly maintained and improved to a very high standard throughout. Located in the idyllic location of Allesley, the additional beauty is the setting of this property. Nestled in a cul de sac location and surrounded by established greenery with mature shrubs and trees - every room takes advantage of the lovely views.

The apartment is on the first floor of this immaculately kept building. Step inside the entrance hallway, you'll find the bathroom to the right, fitted with vanity unit and boasting a dual head shower over bath. The lounge is central to the floor plan offering a good size living space and room for a dining table too if you wish. The picture frame patio doors open out onto the balcony, where there is a feeling of tranquil and privacy, what a place to relax and watch the squirrels play.

The modern kitchen has a great selection of fitted units, encased with quartz worktops and splash backs. Integrated appliances include an electric oven, hob and extractor fan. Two really good sized double bedrooms, one with fitted wardrobes, complete the internal accommodation.

Offers Over £189,995

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- Stunning Location in Allesley
- Beautifully Presented Throughout
- Two Double Bedrooms
- Communal Gardens & Private Parking
- Garage En Bloc & Additional Block Storage
- PVCu Windows & Doors
- Electric Heating with Modern Radiators
- Private Water Boost System
- Council Tax Band B
- EPC Rating C

Lounge

17'5" x 12'4" (5.33 x 3.78)

Kitchen

9'4" x 7'57"10" (2.87 x 2.31)

Bathroom

7'6" x 5'2" (2.3 x 1.6)

Bedroom One

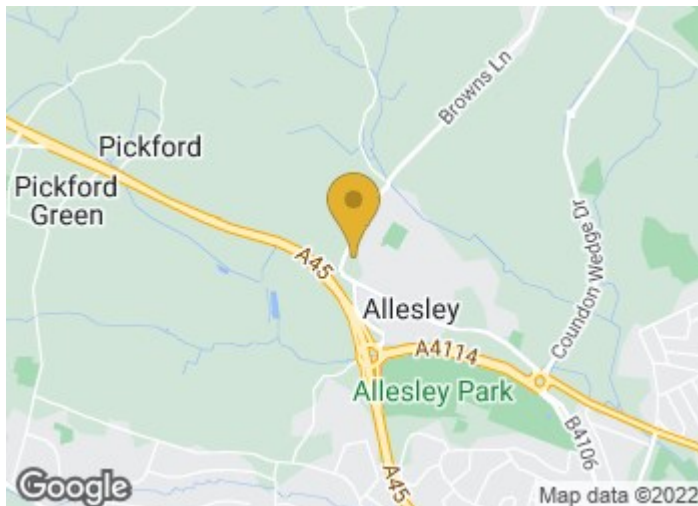
12'5" x 11'5" (3.8 x 3.5)

Bedroom Two

11'1" x 7'6" (3.4 x 2.3)

Garage

16'4" x 8'2" (5.0 x 2.5)

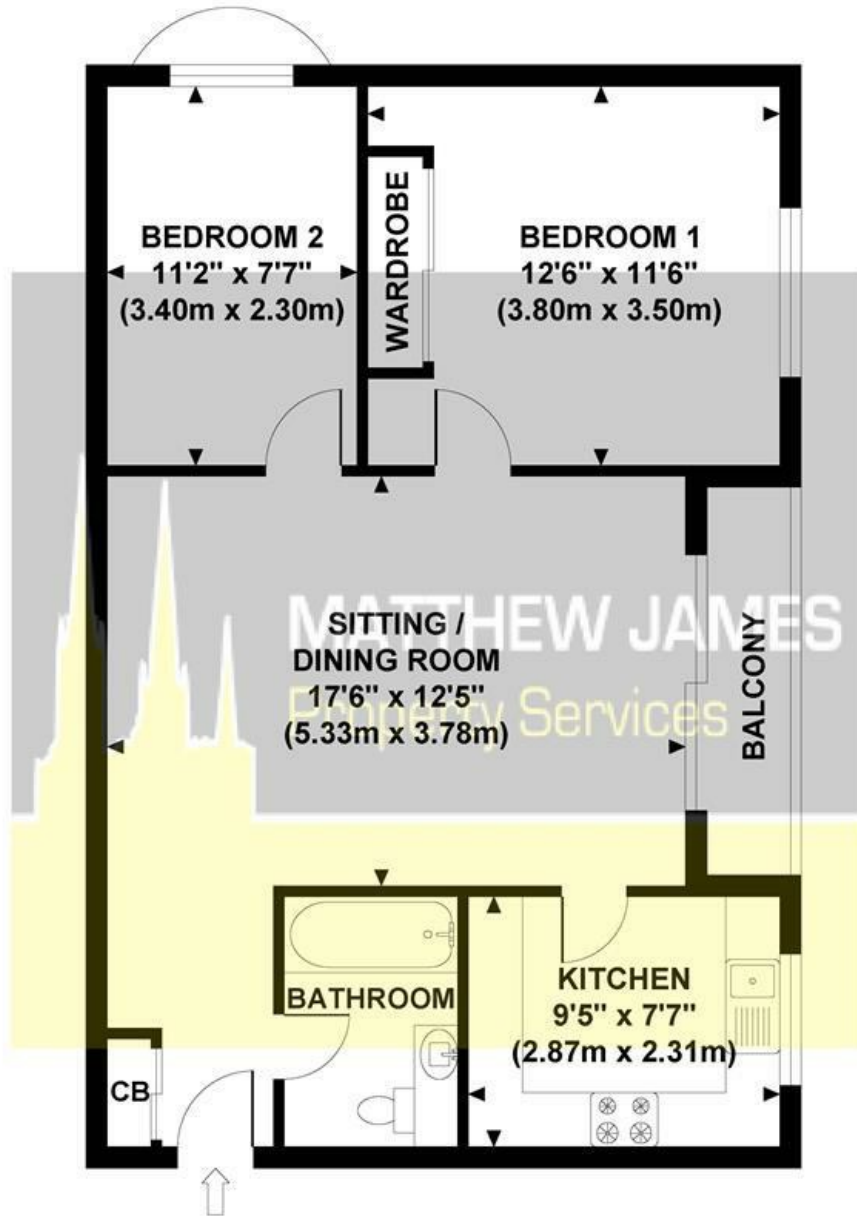


[Directions](#)



HALIFAX CLOSE

Approximate Gross Internal Area 616 sq ft / 57.20 sq m



GROSS INTERNAL FLOOR AREA 616 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.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	81		

Energy Efficiency Rating Legend:

- A (82-91): Most energy efficient - lower running costs
- B (69-81)
- C (55-68)
- D (39-54)
- E (21-38)
- F (11-20)
- G (1-10): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:

- A (81-91): Most environmentally friendly - lower CO₂ emissions
- B (69-80)
- C (55-68)
- D (39-54)
- E (21-38)
- F (11-20): Not environmentally friendly - higher CO₂ emissions

England & Wales | EU Directive 2002/91/EC

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