

Road Map



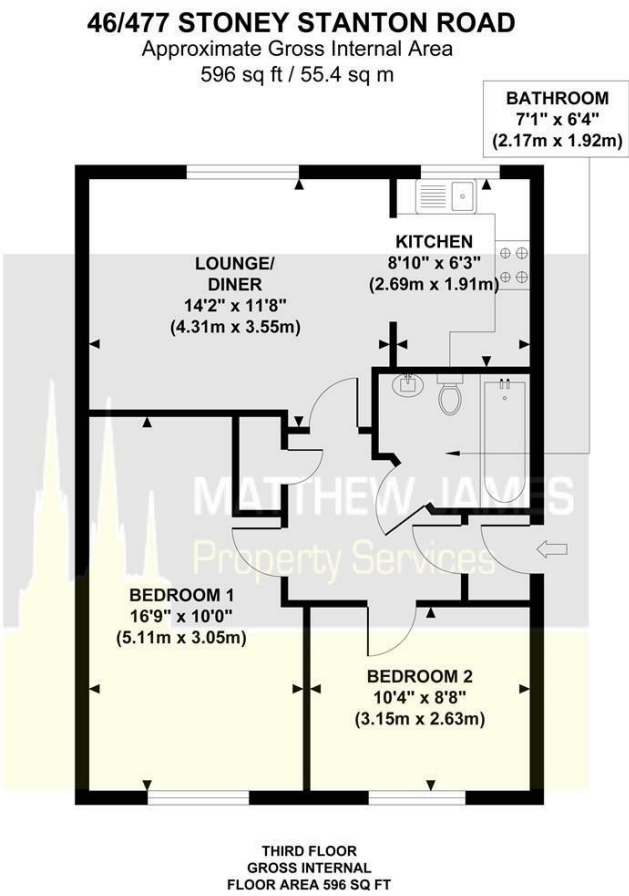
Hybrid Map



Terrain Map



Floor Plan



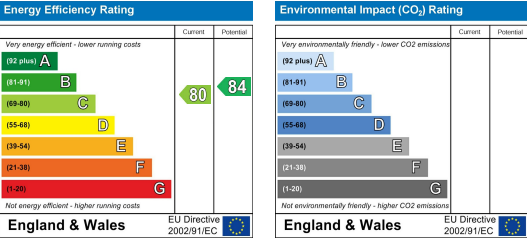
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



**477 Rathbone Court Stoney Stanton Road**  
Foleshill, Coventry CV6 5EA

O.I.R.O £100,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter

# 477 Rathbone Court Stoney Stanton Road

Foleshill, Coventry CV6 5EA

O.I.R.O £100,000



## Communal Areas

Accessed via secure gates and this property has the added benefit of having allocated parking. There are also visitors spaces available for your visitors. Accessed via a further secure door and this apartment can be found on the first floor.

elevation, a range of modern grey wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a fridge freezer, oven with hob and extractor over and tiling to all splash prone areas.

## Entrance Hallway

Through the front door and has security intercom, airing cupboard and doors leading off to:

## Bedroom Two

10'4 x 8'8

Having a PVCu double glazed window to the rear elevation.

## Bedroom One

16'9 x 10'0

Having a PVCu double glazed window to the rear elevation.

## Family Bathroom

7'1 x 6'4

Having a panel bath with shower over, low level flush WC, pedestal wash hand basin, ladder style heated towel rail, shaving point, extractor and tiling to all splash prone areas.

## Lounge Dining Room

14'2 x 11'8

Having a PVCu double glazed window to the front elevation and archway leading to the:

## Open Plan Kitchen

8'10 x 6'3

Having a PVCu double glazed window to the front

