

MATTHEW JAMES
Property Services



Flat 24 12 Coney Lane

Longford, Coventry, CV6 6EF

Offers Over £125,000



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Communal Grounds / Areas

This property is located on the third / top floor and is accessed via a secure communal door. There is an intercom system also that connects the apartment to the door. There are communal grounds and allocated parking space.

Entrance Hallway

Having intercom system and doors leading off to:

Kitchen

9'3 x 9'2 (2.82m x 2.79m)

Having a PVCu double glazed window that opens to the rear / balcony elevation and has a range of wall, base and drawer units with roll top work surface over, integrated oven with hob and extractor over, integrated dishwasher, integrated fridge and freezer, airing cupboard off, kick board heating and tiling to all splash prone areas.

Lounge Dining Room

17'5 x 11'6 (5.31m x 3.51m)

Has a PVCu double glazed window to the rear elevation and door that leads out to the balcony which overlooks the canal.

Master Bedroom

12'7 x 9'7 (3.84m x 2.92m)

Having a PVCu double glazed window to the front elevation, double built-in wardrobe and door that leads to the:

Master En-Suite

5'10 x 5'3 (1.78m x 1.60m)

Having a corner shower enclosure with electric

shower, pedestal wash hand basin, low level flush WC, wall mounted heater and tiling to all splash prone areas.

Bedroom Two

8'11 x 7'1 (2.72m x 2.16m)

Having a PVCu double glazed window to the front elevation.

Family Bathroom

5'10 x 7'8 (1.78m x 2.34m)

Having a panel bath, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.



Road Map



Hybrid Map



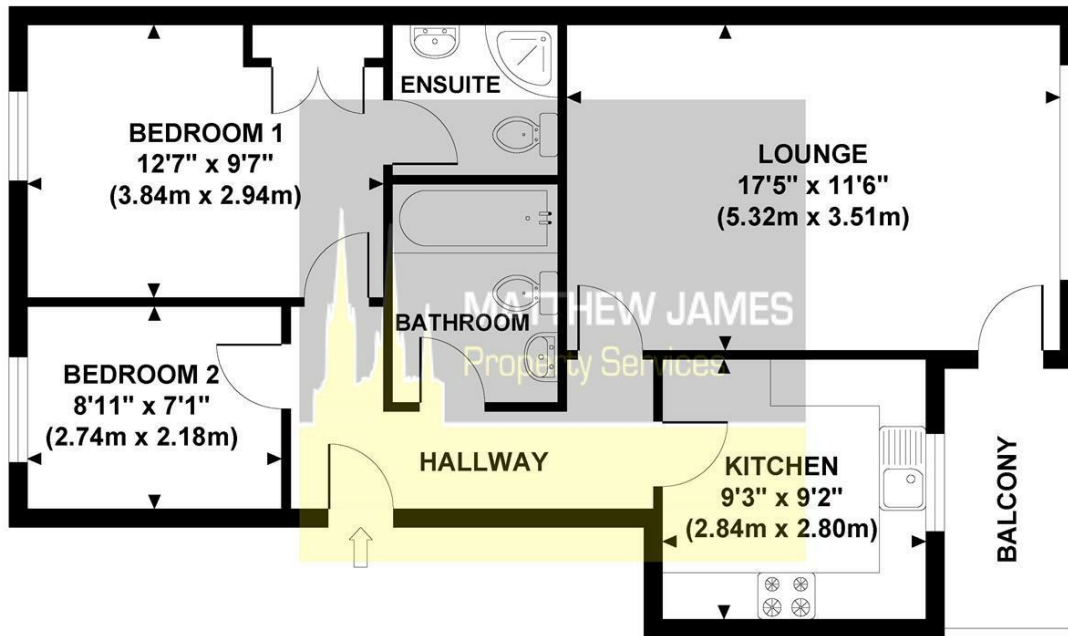
Terrain Map



Floor Plan

24 CONEY LANE

Approximate Gross Internal Area 636 sq ft / 59.10 sq m



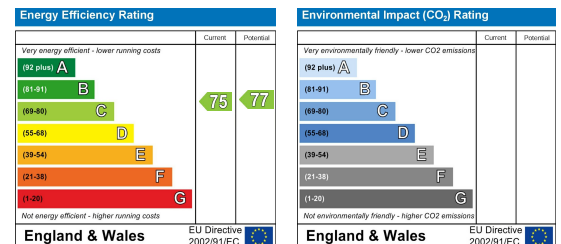
GROSS INTERNAL FLOOR AREA 636 SQ FT

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.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter