

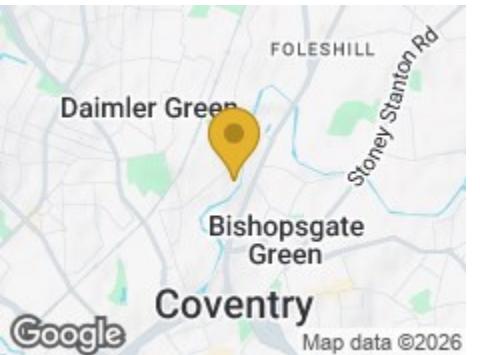
## Road Map



## Hybrid Map



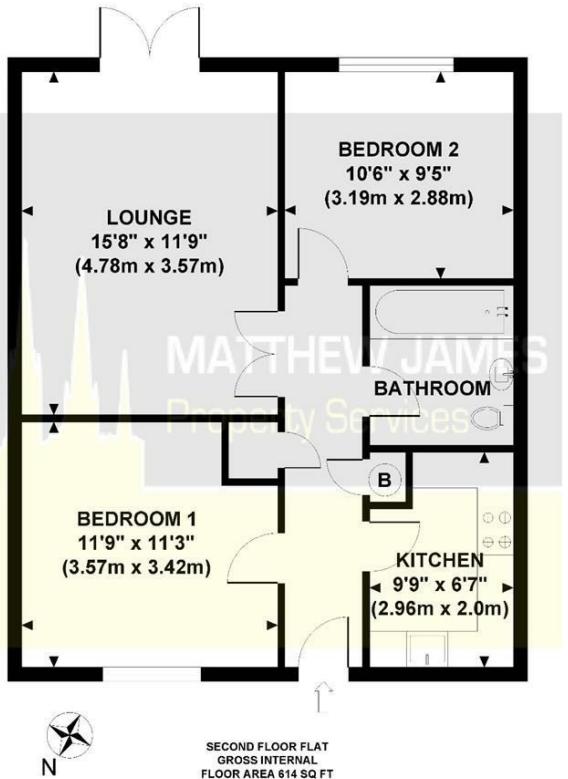
## Terrain Map



## Floor Plan

### 17 BISHOPSGATE HOUSE

Approximate Gross Internal Area 614 sq ft / 57.0 sq m

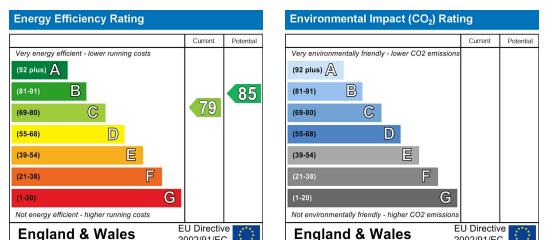


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

## CONTACT INFORMATION

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# MATTHEW JAMES

Property Services



## 21 Aldbourne Road

, Coventry CV1 4BA

Offers Over £125,000



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, Coventry CV1 4BA

**Offers Over £125,000**



## Car Park & Approach

Located behind security gated access and has one parking space. Access into the building is again, via secure access.

## Communal Area

The property is located on the second floor and is accessed via a lift or stairwell. Access through the front door leads to the:

## Entrance Hallway

Having storage cupboard, airing cupboard and doors leading off to:

## Bedroom One

11'9 x 11'3

Having a double glazed window to the front elevation.

## Kitchen

9'9 x 6'7

Having a double glazed window to the front elevation with a range of wall, base and drawer units, integrated washing machine, integrated dishwasher, integrated oven with four ring hob and extractor over and tiling to all splash prone areas.

## Family Bathroom

7'4 x 6'9

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

## Lounge Dining Room

15'8 x 11'9

Having double doors that lead in with double glazed windows to the rear with Juliet balcony over looking the Coventry Canal.

## Bedroom Two

10'6 x 9'5

Having a double glazed window to the front elevation.

