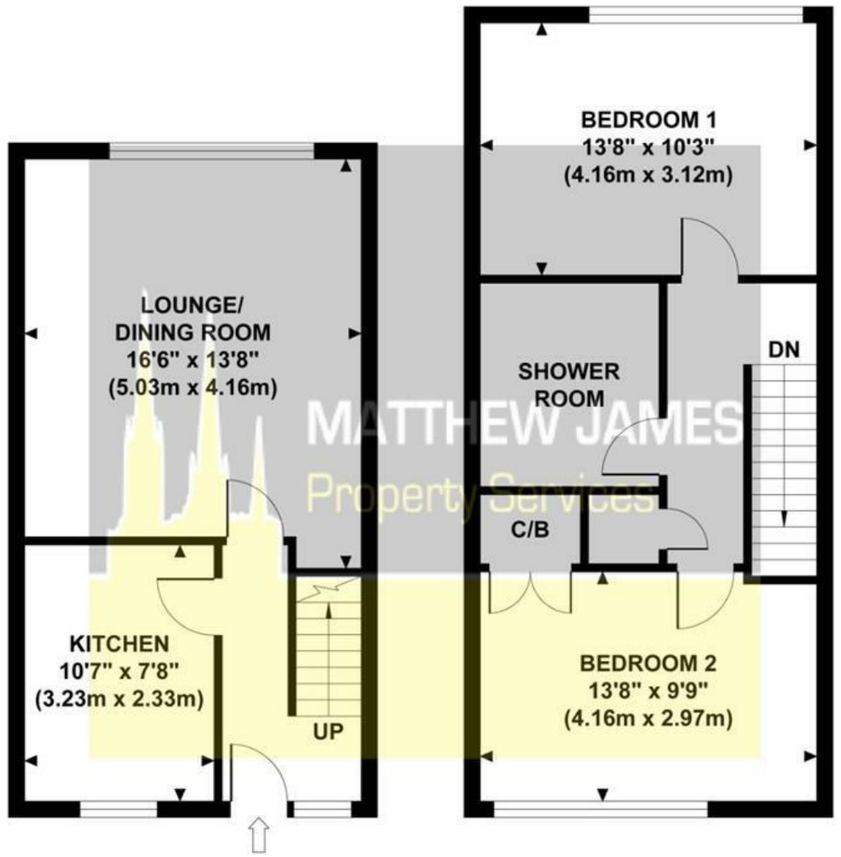
Floor Plan

JOHN TOFTS HOUSE

Approximate Gross Internal Area 778 sq ft / 72.30 sq m

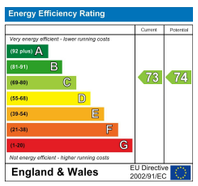


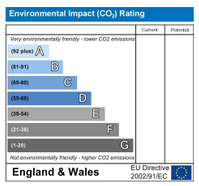
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 352 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 426 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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MATTHEW JAMES
Property Services

5 John Tofts House

Leicester Row, Coventry CV1 4AL

99 YEARS LEASE EXTENSION UPON COMPLETION... 'C' RATED EPC... PERFECT FOR FIRST TIME BUYER OR INVESTMENT PURCHASE... DUPLEX APARTMENT.... TWO DOUBLE BEDROOMS... GROUND FLOOR... CV1 POSTCODE & CLOSE TO CITY CENTRE... VACANT... NO UPWARD CHAIN... VAILANT CENTRAL HEATING SYSTEM & PVCU DOUBLE GLAZING THROUGHOUT... Located near Coventry canal basin, this lovely two double bedroom duplex flat needs to be viewed to appreciate what is being offered for sale. Briefly comprising of off road parking, entrance hallway, kitchen, living room, modern family shower room, two double bedrooms and a brick built external storage shed and courtyard shared with another dwelling. This property is located and just a short walk to Coventry City Centre, adjacent to the Coventry Canal basin housing local businesses, bistros and coffee shops and would be perfect for the first time buyer or the investor looking to increase their portfolio. As the property is VACANT and has no UPWARD CHAIN, call us now to book your immediate viewing.

Offers Over £135,000

5 John Tofts House

Leicester Row, Coventry CV1 4AL

2 1 1 C

- ** TWO DOUBLE BEDROOMS **
- **GROUND FLOOR **
- ** OFF ROAD PARKING **
- ** VAILANT CENTRAL HEATING SYSTEM **
- ** VACANT **
- ** EXTENDED LEASE TO 99 YEARS UPON COMPLETION **
- ** OUTDOOR STORAGE SHED **
- ** NO UPWARD CHAIN **
- ** DUPLEX APARTMENT **
- ** PVCU DOUBLE GLAZED **

Approach & Grounds

Outside

Entrance Hallway

Lounge/ Dining

16'6 x 13'2 (5.03m x 4.01m)

Fitted Kitchen

10'4 x 7'8 (3.15m x 2.34m)

First Floor Landing

Bedroom One

13'8 x 10'3 (4.17m x 3.12m)

Bedroom Two

13'8 x 9'3 (4.17m x 2.82m)

Family Shower Room

7'5 x 6'3 (2.26m x 1.91m)

Courtyard

Directions