

5 John Tofts House, Coventry, CV1 4AL
£1,200 Per Calendar Month

AVAILABLE NOW..... TWO BEDROOM DUPLEX FLAT..... JUST OUTSIDE CITY CENTRE..... Briefly comprising of lounge, and fitted kitchen on ground floor and two double bedrooms with bathroom on the first floor. There's gas central heating and is perfectly located just outside the city centre, parking is available to residents in the car park to the front. FURNISHED.

Approach & Grounds

Having a security communal door access into all apartments. This property is located on the ground floor.

Entrance Hallway

Double glazed PVCu front door into a spacious entrance hallway with PVCu double glazed picture window to the side. Having laminate flooring, stairs off the the first floor and doors leading off to:

Lounge/ Dining

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

Having a PVCu double glazed window to the rear elevation with door to the outside space area and part laminate and carpeted flooring.

Fitted Kitchen

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

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units incorporating one & half stainless steel sink and drainer with works surface over. Having integrated electric cooker with hob and extractor over, space and plumbing for a washing machine and space for a fridge freezer. There is also vinyl flooring and tiling to all splash prone areas.

First Floor Landing

Having balustrade, airing cupboard and doors leading off to:

Bedroom One

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

Having a PVCu double glazed window to the front elevation, carpeted floors, built-in double wardrobe and Vailant gas central heating combination boiler.

Bedroom Two

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

Having a PVCu double glazed window to the rear elevation and carpeted.

Family Shower Room

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

Being of modern design and having walk-in shower enclosure with vanity wash hand basin and WC. There is also modern tiling to all four walls.

Courtyard

Shared courtyard with one other dwelling and having a lockable brick built storage shed.

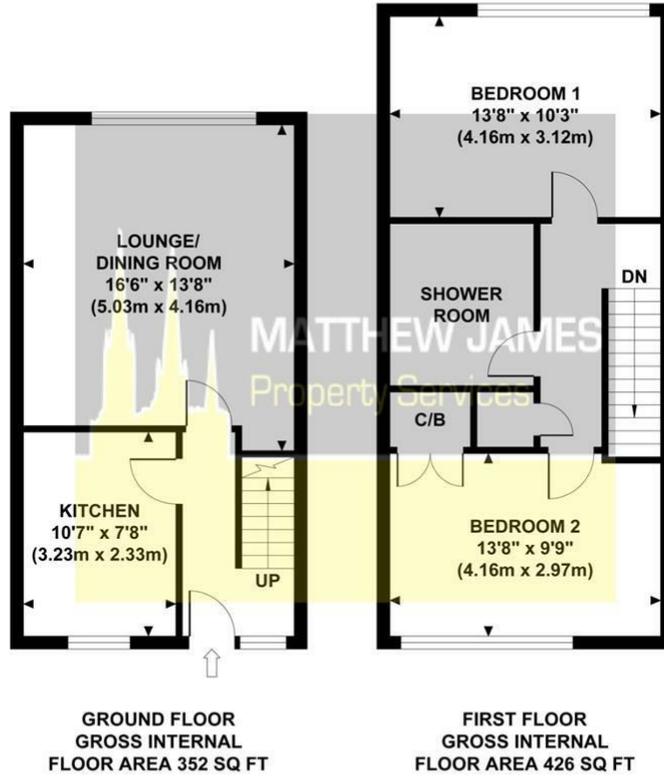
Outside

Private car park for residents and additional visitors parking permits.

Floor Plan

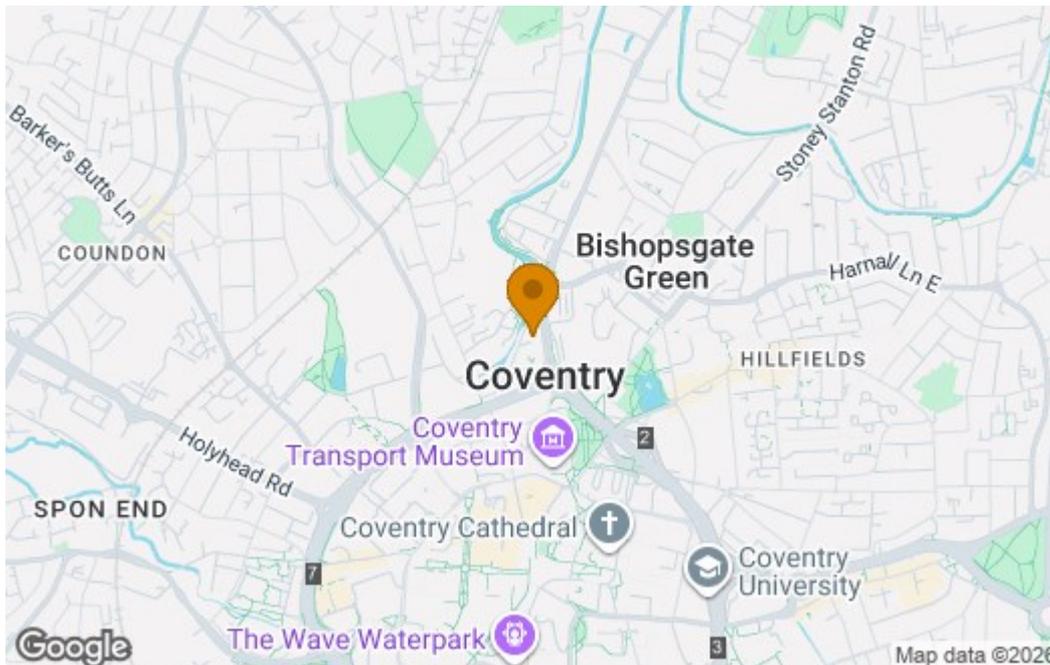
JOHN TOFTS HOUSE

Approximate Gross Internal Area 778 sq ft / 72.30 sq m

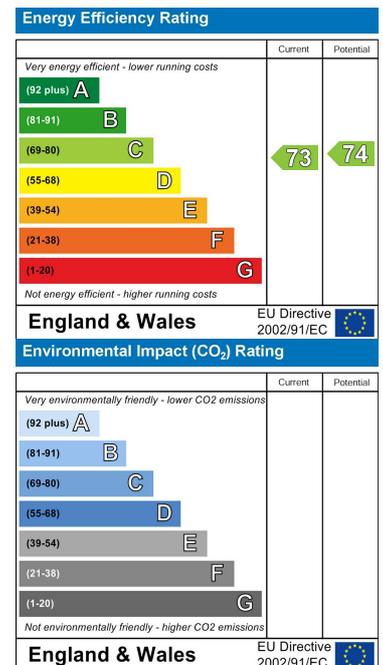


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



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.

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