



£125,000

Sowe Way, Spirit Quarters ,Coventry, CV2 1FF

Studio | 2 Bedrooms | 1 Bathroom

Benburys
SALES AND LETTINGS

0247 6661 553

www.benburys.co.uk



Step Inside

Key Features

- IDEAL INVESTMENT
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- FAMILY BATHROOM
- EPC RATING B

Property Description

****Ideal First Time Buyer/Investment property**** Benburys are pleased to present this spacious two bedroom ground floor apartment. The property briefly comprises of open plan lounge/ kitchen, two double bedrooms and a family bathroom. The property benefits from having allocated parking and is close to local motorway networks and University Hospital.

Lease 994 years remaining

Ground Rent £100pa

Service Charge £1336,50

5 years remaining on NHBC

Main Particulars

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Lounge/Diner - 14' 1" x 12' 6" - Spacious open plan lounge, with double central heating radiator, carpet to flooring and double glazed window to the front aspect.

Kitchen - 11' 3" x 2' 17" - Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in gas hob and electric oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces, integrated fridge freezer and washer/dryer, vinyl flooring. double glazed window to the rear aspect of the property

Bathroom - 6' 10" x 6' 7" - Fitted with a modern white suite which features a panel bath with combination shower over and shower curtain, low level W.C and pedestal wash basin. This half tiled bathroom benefits from a central heating towel rail with vinyl flooring and a doubled glazed opaque window to rear aspect.

Bedroom One - 16' 2" x 8' 6" - This good size double room enjoys ample space for wardrobes and other furniture with double central heating radiator, carpeted flooring and two double glazed window overlooking the front aspect of the property.

Bedroom Two - 10' 4" x 8' 6" - Another double room featuring adequate space for wardrobes and units with central heating radiator, carpeted flooring and double glazed window overlooking the front aspect of the property

Additional Information - ADDITIONAL INFORMATION

Property is of standard construction

Mains - Gas, Electric & Water Supply

Gas central heating

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Conservation Area - No

Flood Risk - No

Floor Area

667 ft 2 / 62 m 2

Satellite / Fibre TV Availability

BT

Sky

Rights and Restrictions - not known

Planning permission not known

Coal mining area - not known

Agency Notes - 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

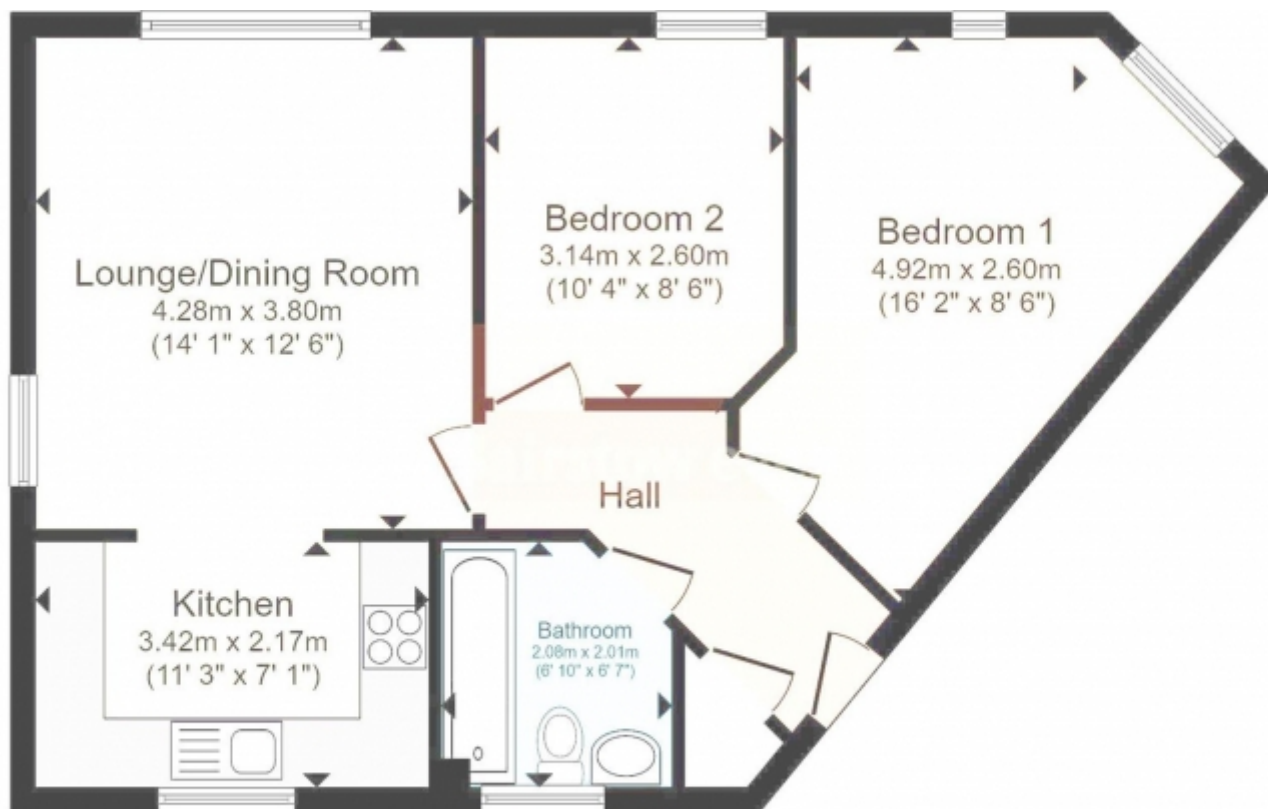
6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Viewings - We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

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Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

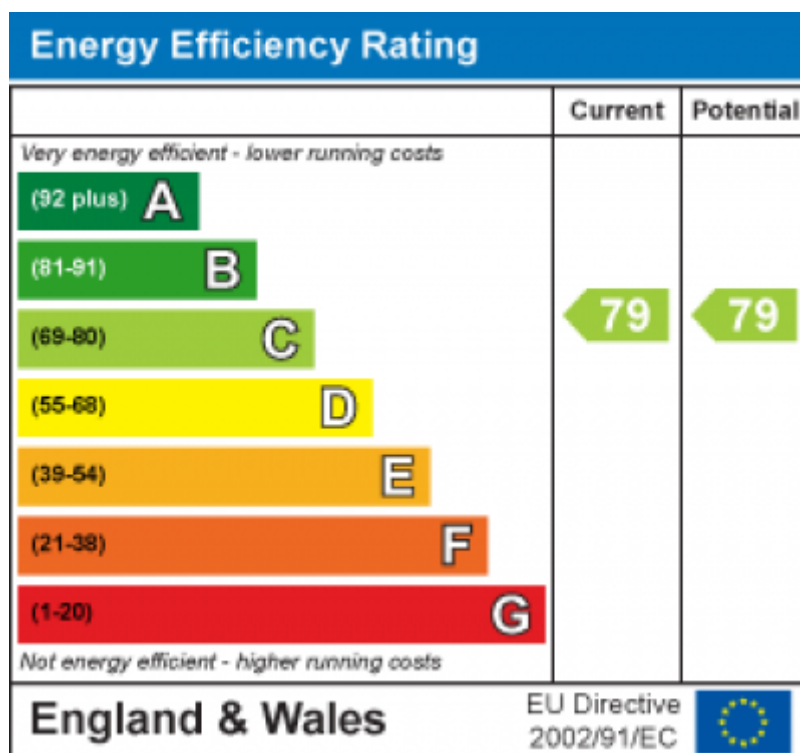
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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