

HALLWAY

LOUNGE DINING ROOM
18' 10" x 10' 11" (5.74m x 3.33m)

BALCONY

KITCHEN
8' 5" x 7' (2.57m x 2.13m)

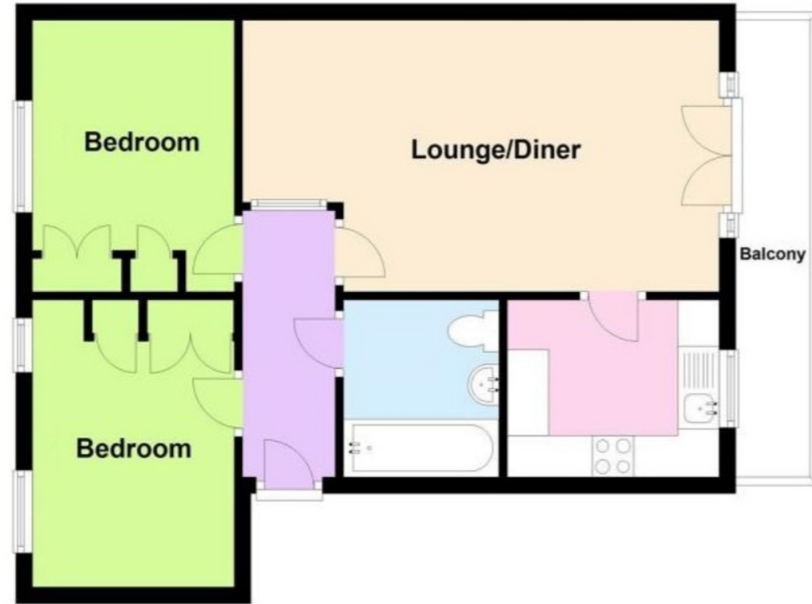
BEDROOM
8' 9" to the wardrobe x 8'
(2.67m to the wardrobe x 2.44m)

BEDROOM
11' 5" max x 8'
(3.48m max x 2.44m)

BATHROOM

ALLOCATED PARKING SPACE

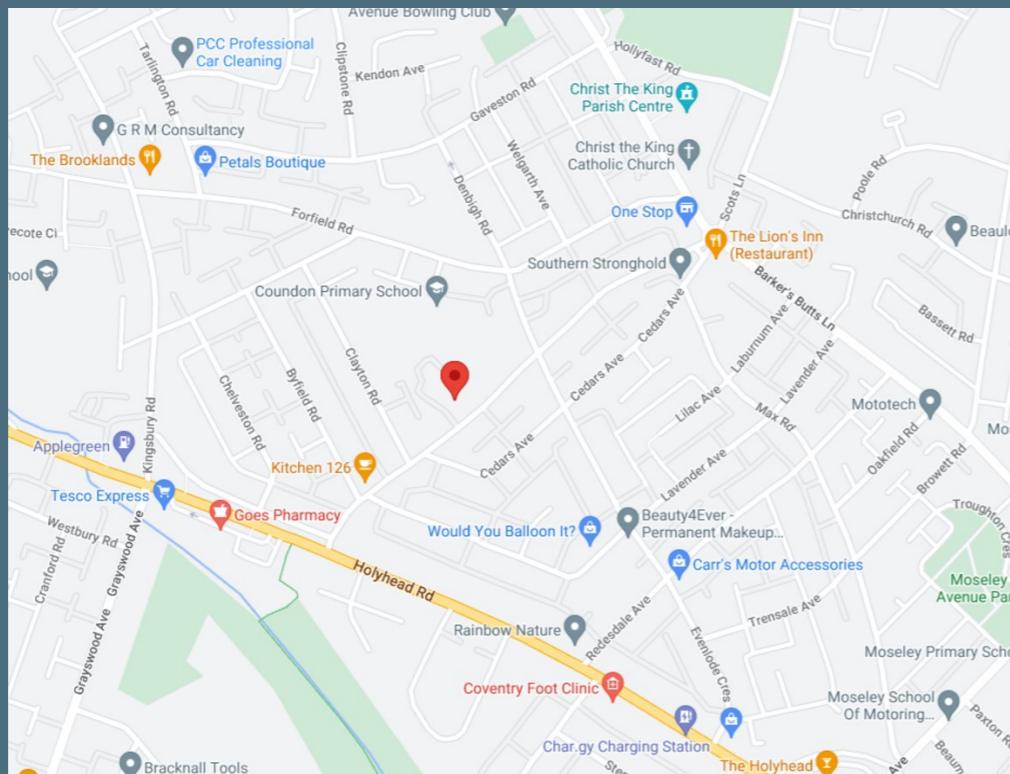
COMMUNAL GARDENS



10 The Limes, Coundon House Drive

Coundon, Coventry, CV6 1EW

£175,000



IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

Contact us at

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£175,000

**10 The Limes, Coundon House Drive
Coundon, Coventry, CV6 1EW**

- Ground Floor Apartment
- Sought After Location
- Lounge Dining Room With A Balcony
- Fitted Kitchen With Built In Appliances
- TWO DOUBLE BEDROOMS With Built In Wardrobes
- Bathroom WC
- Double Glazing & GFCH
- Allocated Parking Space
- Leasehold
- Council Tax Band B
- EPC Rating C



Viewing is strictly by appointment



Property Description

A modern well presented ground floor apartment in a sought after location close to local shops and public transport links. The property is ideal for a first time buyer or landlord investor and benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: communal entrance with intercom, hallway, lounge dining room, balcony, fitted kitchen with built in appliances, TWO DOUBLE BEDROOMS with fitted wardrobes and a bathroom WC. Outside there is secure electric gated access leading to residents parking with an allocated parking space and well maintained communal gardens.

The property is leasehold with approximately 105 years remaining and a service charge of £900.00 and ground rent of £131.00 per annum.

NO UPWARD CHAIN.

MUST BE VIEWED.

