



Fletcher  
Walk  
Finham  
Coventry  
CV3 6BF

Asking Price Of  
£195,000



# 2 Bedroom Ground Floor Apartment located in Finham with no chain.



2



2



1



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EPC

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59.3  
sq

## FULL DESCRIPTION

### THE PROPERTY

A stunning two-bedroom ground floor apartment set within this desirable gated community close to the A45 and A46 allowing easy access to the wider community. Situated within the highly desirable Finham area of Coventry with its highly regarded Junior and Secondary Schools. Offered with no onward chain it would make the perfect home or investment property. Access through remote-controlled gates the road winds to the apartment block with security access into the communal hallway. From the front door you enter the hallway with two cupboards and all doors radiating off to the rooms. The lounge has French doors onto the communal grounds and opens into the fitted kitchen with integrated appliances. There are two double bedrooms, the master with en suite shower room and a family bathroom. With double glazing and gas central heating the property also has the benefit of being newly decorated and has allocated parking.

### ENTRANCE HALLWAY

Hardwood entrance door leads into the hallway. With two storage cupboards, central heating thermostat, radiator, entrance intercom and all doors off to:

### LOUNGE/KITCHEN

12' 5" x 16' 5" (3.80m x 5.01m)  
The lounge and kitchen areas have wood effect vinyl flooring and a French uPVC double glazed doors with side lights into the communal rear garden. Radiator and opening into the fitted kitchen.

### FITTED KITCHEN

Comprehensively fitted with a range of modern wall and base units. The base units having a wood block effect roll topped work surface over with an inset stainless steel sink unit set beneath the uPVC double glazed window to the rear with a venetian blind. The wall units have pelmet lighting and splashbacks beneath. There is a brushed steel electric oven with a four ring and extractor canopy over. Integrated fridge freezer and space for an integrated washing machine. There is a combination boiler discreetly located in a wall unit.

### BEDROOM ONE

10' 8" x 13' 2" (3.26m x 4.03m)

With a uPVC double glazed window to the fore with venetian blinds and a curtain pole. Radiator and a door into the en-suite shower room.

### SHOWER ROOM

With a generous cubicle with a thermostatic shower. Pedestal wash hand basin and a close coupled wc. Tiling to splashbacks and a vinyl floor. Radiator, electric shaver point, extractor fan and a medicine cabinet.

### BEDROOM TWO

9' 7" x 9' 7" (2.94m x 2.93m)

With a uPVC double glazed window to the fore with blackout and Roman blinds and a radiator.

### BATHROOM

Fitted with a white suite that comprises a panelled bath with mixer shower and shower screen, close coupled wc and a pedestal wash hand basin. Tiling to splashbacks, vinyl flooring, chrome heated towel rail, medicine cabinet and an extractor fan.



#### COMMUNAL GARDEN

The apartment has French doors that lead directly onto the formal lawns which has fencing and hedged boundaries. There is also pedestrian access to the gardens from the side of the building.

#### ALLOCATED PARKING

There is an allocated parking bay with the apartment, along with additional visitor parking. The development is set within a gated development.

#### LEASEHOLD INFORMATION

There is 107 years that remain unexpired on the lease. Service charge £994.81 per annum and ground rent of £150 per annum. Ground Rent is paid to Estate & Management and Service Charge to HMLPM Ltd

#### FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



# FLOORPLAN



Total area: approx. 59.3 sq. metres

## CONTACT

19 The Square, Kenilworth,  
Warwickshire, CV8 1EF

E [sales@boothroyd.co.uk](mailto:sales@boothroyd.co.uk)

T 01926 857244

[www.boothroyd.co.uk](http://www.boothroyd.co.uk)

