



Grindle Road
Longford, Coventry





Grindle Road

Longford, Coventry, CV6 6DS

A stylish two bedroom second floor apartment on the northern outskirts of the city, conveniently located close to the Ricoh arena and M6 motoryway. This second floor apartment enjoys views over looking the canal and briefly comprises; entrance hallway, bathroom, two good bedrooms, master bedroom benefitting from fitted wardrobes, spacious lounge with Juliette balcony and fitted kitchen. The property benefits from allocated parking, gas central heating and double glazing throughout.



Communal Entrance

uPVC security door leads to communal entrance hallway with flat 117 located on the second floor.

Entrance hallway

Entrance via hardwood entrance door, laminate flooring throughout, gas central heating radiator, intercom unit, ceiling light point, useful storage cupboard housing glow worm combi boiler and doors off to the following:

Lounge

16'4 x 13'7 (4.98m x 4.14m)

With uPVC double doors opening onto Juliette balcony enjoying canal views, uPVC double glazed window to the side elevation, laminate flooring throughout, gas central heating radiator, two ceiling light points, television aerial point and power.

Bedroom One

12'7 x 8'9 (3.84m x 2.67m)

With uPVC double glazed window to the rear elevation, useful fitted wardrobe unit gas central heating radiator, television aerial point, phone point, fully carpeted throughout, ceiling light point and power.

Bedroom Two

9 x 7'1 (2.74m x 2.16m)

With uPVC double glazed window to the rear elevation, gas central heating radiator, fully carpeted throughout ceiling light point and power.

Modern fitted bathroom

8'1 x 6 (2.46m x 1.83m)

With matching white suite comprising low level wc, was hand basin, pannel bath with Mira power shower above, shaver point, gas central heating radiator extractor fan with obscure glazed window to the front elevation, partially tiled throughout with tiled flooring.

Fitted Kitchen

13'6 x 6'1 (4.11m x 1.85m)

Fitted kitchen comprising roll top work surfaces to three sides, base and eye level units, stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for large fridge freezer, fitted oven with four ring gas hobs, extractor hood, uPVC double glazed window to the front elevation, tiled splash backs, tiled flooring throughout, gas central heating radiator with ceiling light point above.

Outside

To the Front the property benefits from one allocated parking space with visitors parking, to the rear the property enjoys views over the canal.

Tenure

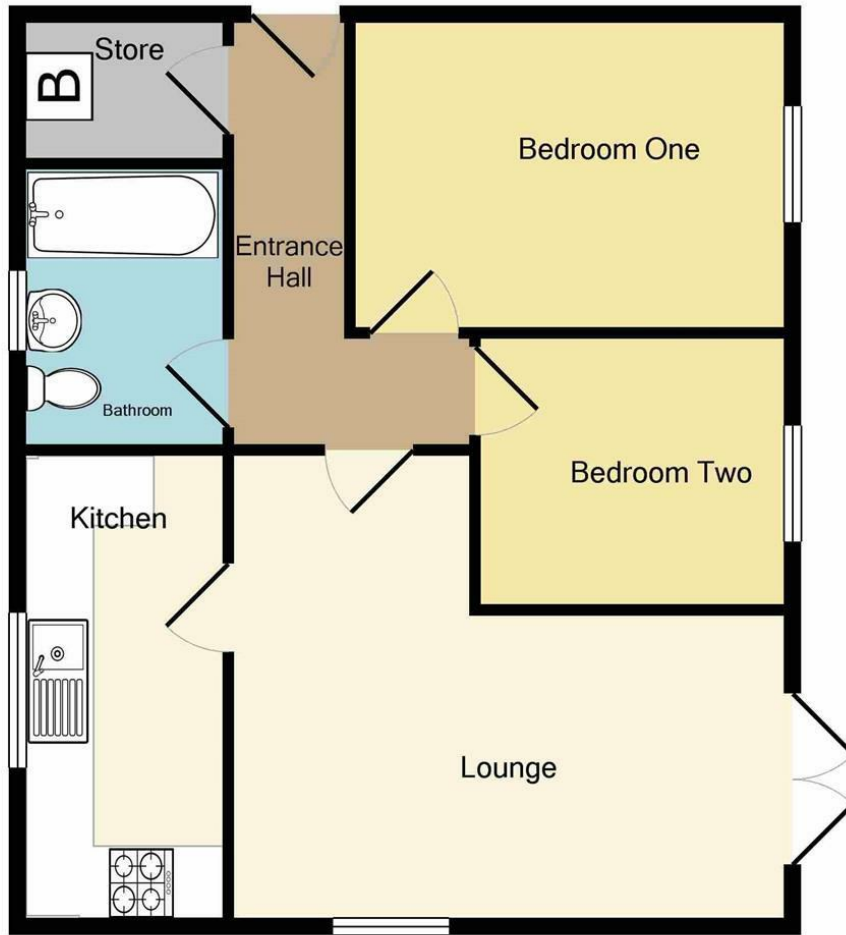
Service charge: £194.80 Per quarter

Ground rent: £60 per annum

Lease: 108 years remaining



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Total area: approx. sq ft



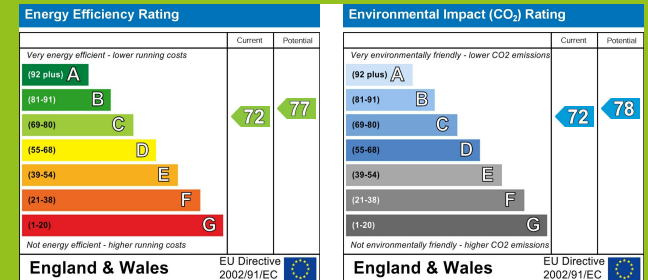
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