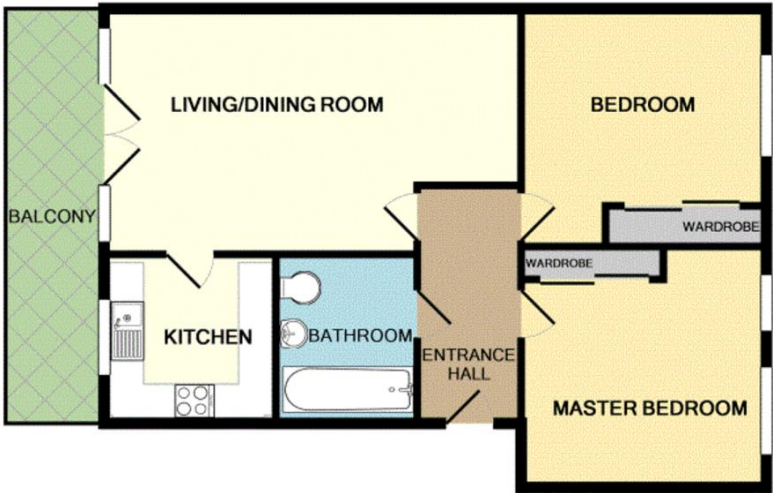


- COMMUNAL ENTRANCE
- COMMUNAL HALLWAY & STAIRS
- HALLWAY
- LOUNGE DINING ROOM  
18' 11" x 11' (5.77m x 3.35m)
- BALCONY
- KITCHEN  
8' 5" x 6' 11" (2.57m x 2.11m)
- BEDROOM  
11' 4" x 8' (3.45m x 2.44m)
- BEDROOM  
10' 9" x 8' (3.28m x 2.44m)
- BATHROOM
- COMMUNAL GARDENS
- SECURE RESIDENTS PARKING



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## 7 The Limes, Coundon House Drive

Coundon, Coventry, CV6 1EW

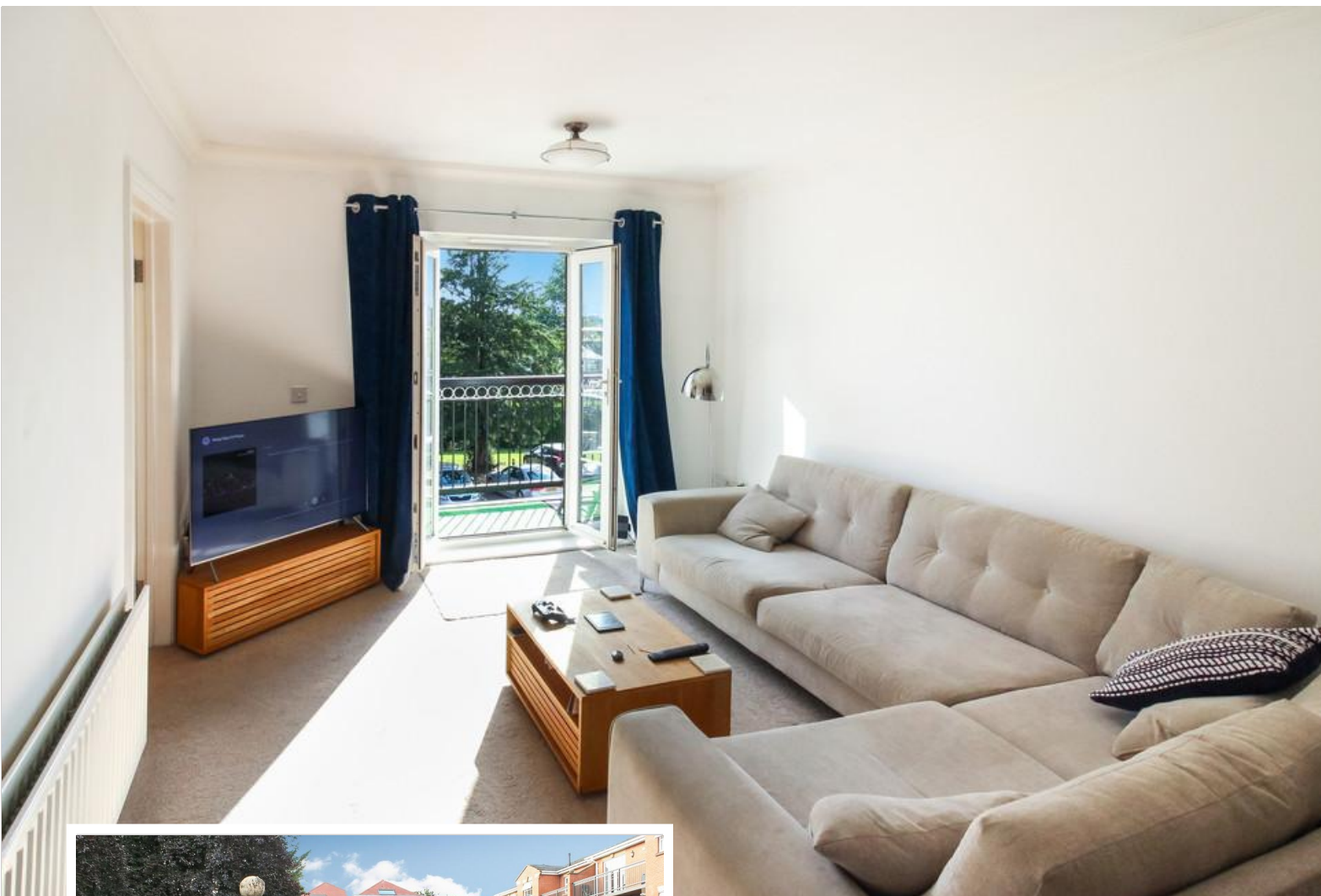
Offers Over **£160,000**



**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**  
455b - 457 Holyhead Road Coundon Coventry CV5 8HU  
tel. 024 7659 1234 fax. 024 7659 9555  
**email.** [info@yeomanandowen.co.uk](mailto:info@yeomanandowen.co.uk) **web.** [yeomanandowen.co.uk](http://yeomanandowen.co.uk)



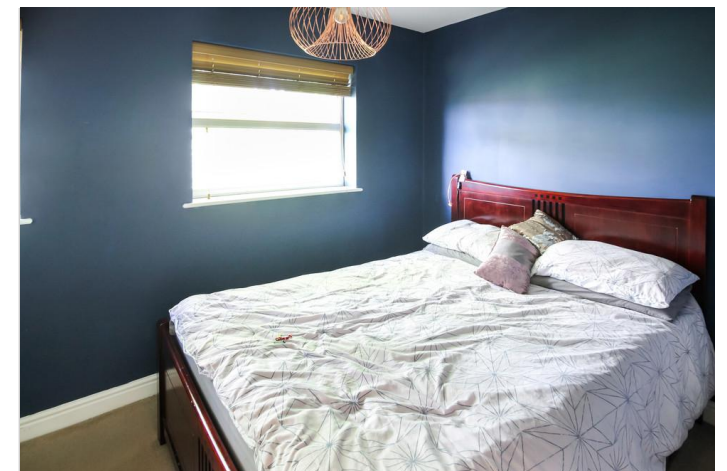


## Offers Over £160,000

Coundon House Drive  
Coundon, Coventry, CV6 1EW

- Second Floor Top Floor Apartment
- Lounge Dining Room with Balcony
- Fitted Kitchen
- TWO Bedrooms
- Bathroom
- Secure Gated Residents Parking
- Double Glazing & GFCH
- Sought After Location
- Leasehold Property
- Tax Band B
- EPC Rating C

Viewing is strictly by appointment



### Property Description

A spacious second floor top floor apartment in a modern complex. Located in a sought after location close to all amenities and transport links and services. Ideal for a first time buyer or landlord investor. The property is well presented throughout and benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: communal entrance with intercom, communal hallway and stairs, entrance hallway, lounge dining room with south facing balcony, fitted kitchen, TWO BEDROOMS, bathroom WC, communal gardens and secure gated residents parking. The property is leasehold with 107 years remaining and a service charge of £85 per month and a ground rent of £62 per annum.

NO UPWARD CHAIN

MUST BE VIEWED

