



29 The Willows, 13 Coney Lane, Longford, Coventry, CV6 6EF

Asking Price £800.00 p.c.m. Per Calendar Month



Two Bedroom First Floor Apartment
uPVC Double Glazed & Storage Heating
Spacious Lounge with Balcony overlooking Canal
Fitted Kitchen
Fitted Double Wardrobes & EnSuite Shower Room to Bedroom 1
Fitted Bathroom
Allocated Parking
Unfurnished * AVAILABLE MID/END MAY 24

Accommodation Comprising

Door to:

Hall

With all rooms off. Electric heater.

Lounge

11'5 (3.35 M) approx. x 17'3 (5.18 M) approx.
uPVC double glazed window to the side and rear. Storage heater. Door to Balcony with overlooks Coventry Canal.



Kitchen

8'4 (2.44 M) approx. x 7'8 (2.13 M) approx.
Fully fitted with ample wall and base units with work surfaces over. Built in electric oven, hob and extractor fan. Tiled floor. Built in fridge/freezer. Built in washing machine. Single drainer stainless steel sink unit. Built in cupboard housing hot water tank. uPVC double glazed window to the rear.



Bathroom

Fitted traditional white suite comprising of panelled bath, low level wc and pedestal wash hand basin. Tiled floor.

Bedroom 1

9'7 (2.74 M) max. x 12'5 (3.66 M) max.
uPVC double glazed window to the front. Wall mounted electric heater. Built in double wardrobe. Door to:

En Suite Shower Room

Shower cubicle. White pedestal wash hand basin and low level wc. uPVC double glazed window to the side.

Bedroom 2

7'1 (2.13 M) approx. x 9'2 (2.74 M) approx.
uPVC double glazed window to the front. Wall mounted electric heater.



Exterior

Communal garden. Allocated parking place.

Agents Notes

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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. (2) These



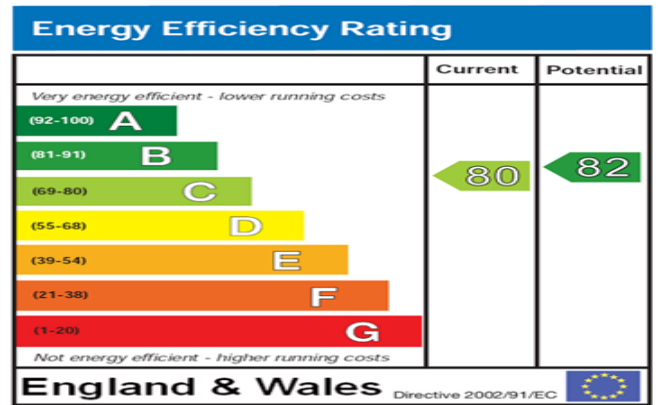
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particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.