



MATTHEW JAMES

Property Services



Apartment 12 Bedford Street, Coventry, CV1 3EY

£124,995

TWO BEDROOMS... 146 YEAR LEASE REMAINING... FIRST FLOOR... GREAT INVESTMENT... PERFECT FOR THE FIRST TIME BUYER OR STUDENTS... CV1 POSTCODE IN LOWER EARLSDON... GAS CENTRAL HEATING... VACANT... NO UPWARD CHAIN... RECENTLY REDECORATED THROUGHOUT. Located in the CV1 postcode of lower Earlsdon, this first floor property has been recently redecorated throughout and is all ready to go for the investor, first time buyer or those looking to downsize. Benefiting from two bedrooms, family bathroom with electric shower over a bath, open plan living area and kitchen, double glazing and gas central heating. There is also a good lease of 146 years remaining and is currently vacant so benefits from no upward chain also. Just a short walk into Coventry City Centre and the heart of Earlsdon shopping and the High Street. Call us now to book your immediate viewing.

Communal Area

There is a security door that leads into the building. The property is located on the first floor at the end of a private landing.

Entrance Hallway

Having the intercom security phone, a storage cupboard and doors leading off to:

Bedroom One

11'11 x 10'4 (3.63m x 3.15m)

Having a Pvcu double glazed window to the front elevation.

Bedroom Two

9'8 x 7'3 (2.95m x 2.21m)

Having a PVCu double glazed window to the side elevation.

Family Bathroom

7'3 x 5'11 (2.21m x 1.80m)

Having a panel bath with electric shower over, low level flush WC and pedestal wash hand basin, extractor and tiling to all splash prone areas.

Open Plan Living Area

9'8 x 8' (2.95m x 2.44m)

Having a PVCu double glazed window to the front elevation and open plan living space which leads to the:

Kitchen Area

10'3 x 5'11 (3.12m x 1.80m)

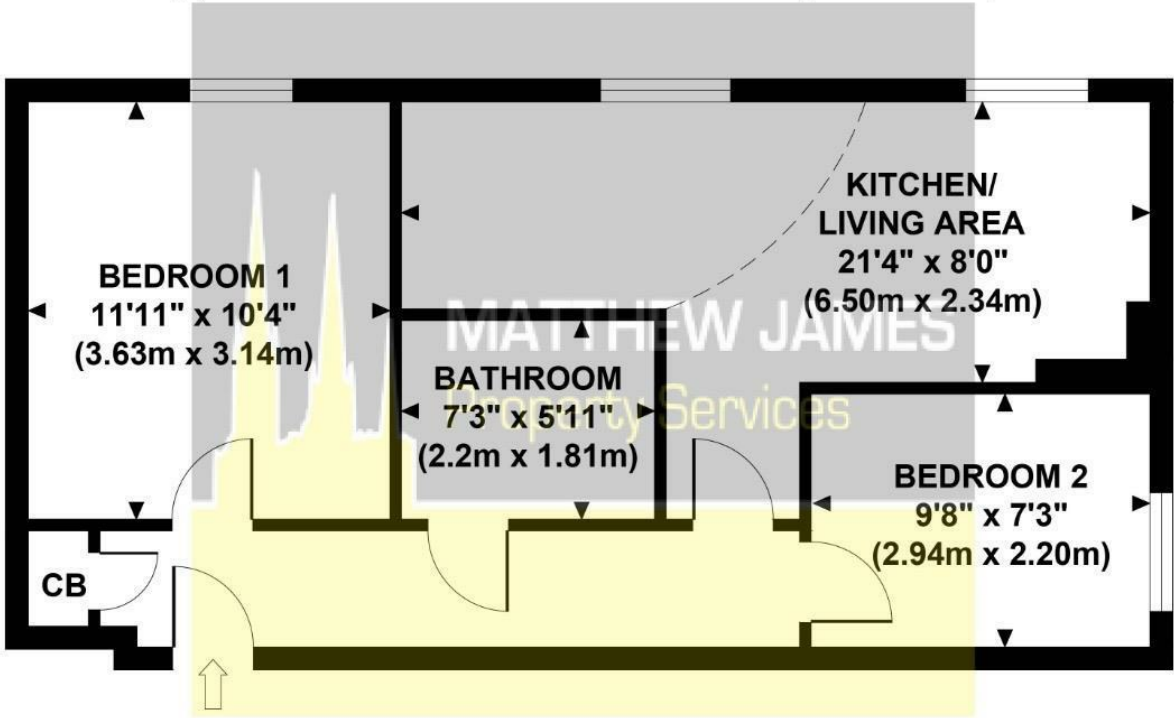
Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, integrated oven with hob and extractor over, wall mounted gas central heating boiler and tiling to all splash prone areas.

Car Parking

There is allocated parking in a car park located directly in front of the development.

12 BEDFORD MEWS

Approximate Gross Internal Area 495 sq ft / 46.0 sq m

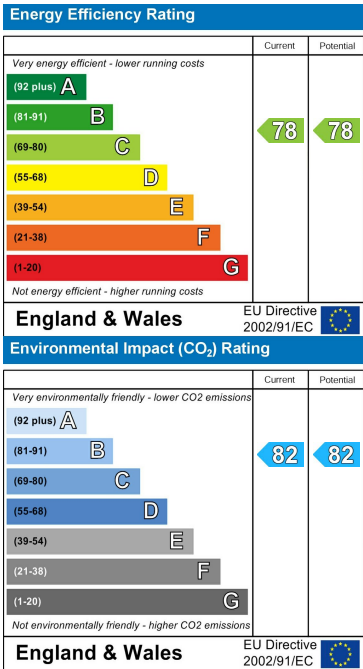


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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