



VIEW 360°
VIRTUAL TOUR



Abbey Court, Priory Place
Coventry





Abbey Court, Priory Place Coventry, CV1 5SA

A very stylish well designed fourth floor City Centre apartment featuring a wonderful open plan design together with glorious views towards Coventry Cathedral. The property which is offered with immediate vacant possession should appeal to anyone wishing to experience the vibrant local lifestyle or alternatively may prove an outstanding rental opportunity. The apartment features private gated parking together with a secure intercom entrance includes both electric heating and double glazing and consists of lift access to the fourth floor landing, an entrance hall, spacious open plan living area/fitted kitchen including a spacious balcony, there are two very good sized bedrooms, one with an en-suite shower room and a separate bathroom.

£195,000



Setting

Priory Place is located within the heart of Coventry City Centre and is surrounded by an array of popular bars, restaurants and shops, it is a stones throw from the Coventry University campus and a short walk to Coventry Railway Station

Entrance Hall

10'7 x 9'1 I shaped (3.23m x 2.77m I shaped)

electric panel radiator and three spotlight points, built in storage cupboard and built in airing cupboard with a large hot water cylinder

Spacious Open Plan Living Area/Fitted Kitchen

17'11 x 14'7 (5.46m x 4.45m)

with double glazed rear window enjoying tremendous views, intercom entrance receiver, two electric panel radiators, inset one and a half bowl sink unit with mixer tap, range of base cupboards and drawers with matching wall cabinets including an integrated whirlpool fridge freezer, built in electric oven and hob with stainless steel extractor canopy over, tiled floor and park tiled walls, three spotlight points and double glazed side door to the balcony

Dining Area

7'11 x 6'7 (2.41m x 2.01m)

including a glass top table and six leather and chrome chairs

Balcony

15'5 x 3'6 (4.70m x 1.07m)

wall light point and enjoying tremendous views

Bedroom One

14'6 x 8'11 (4.42m x 2.72m)

having double glazed window enjoying tremendous views, electric panel radiator, built in double door wardrobe and intercom entrance receiver

En Suite Shower Room

6'0 x 5'9 (1.83m x 1.75m)

in a white suite comprising square basin, WC, shower cubicle with Mira shower unit, chrome heated towel warmer, three spotlight points, tiled floor and fully tiled walls

Bedroom Two

9'2 x 7'11 minimum 10'3 maximum (2.79m x 2.41m minimum 3.12m maximum)

having a double glazed window enjoying tremendous views and electric panel radiator

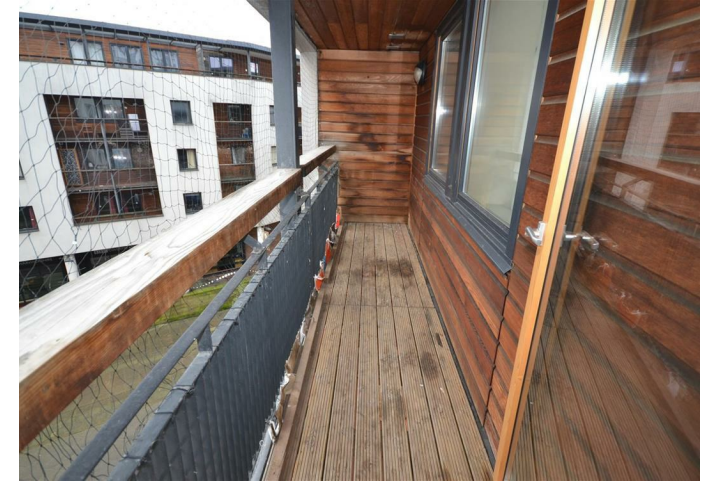
Bathroom

6'7 x 6'0 (2.01m x 1.83m)

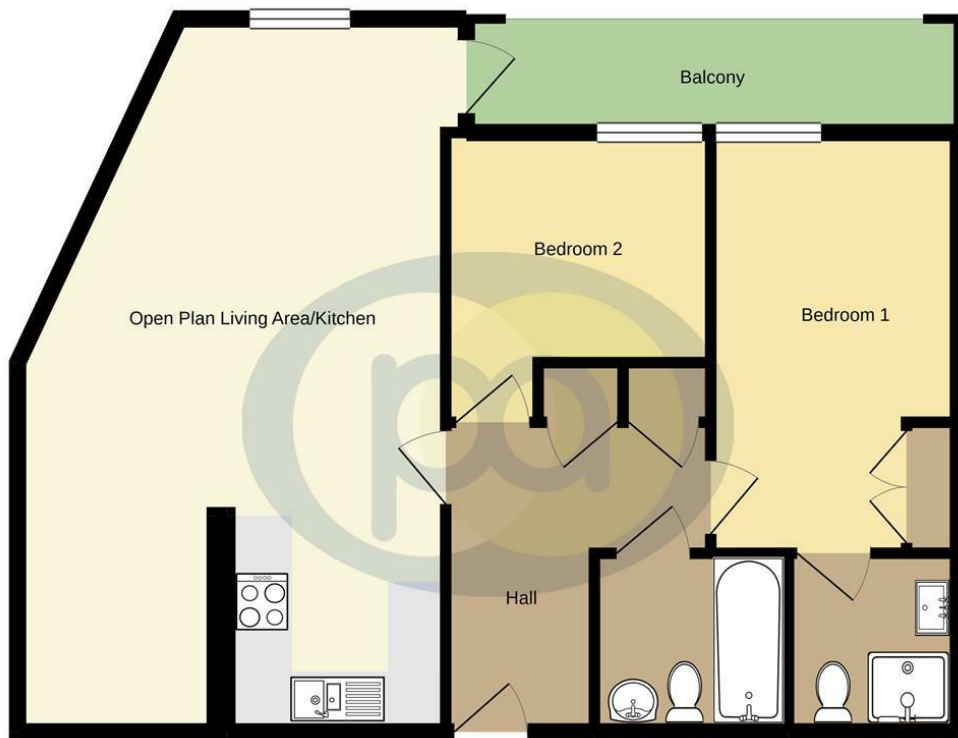
In a white suite comprising whirlpool bath with shower unit and shower screen, WC and basin, chrome heated towel warmer, tiled floor, fully tiled walls and three spotlights

Tenure

The property is leasehold for 125 years from 2003 with a current service charge of £1,117.45 per half year and a ground rent of £120 per half year



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City Centre
20 New Union Street
Coventry, CV1 2HN
024 7622 2022
sales@payne-cov.com

Earlsdon
221 Albany Street
Coventry, CV5 6NF
024 7667 7000
earlsdon@payne-cov.com

Daventry Road
165 Daventry Road
Coventry, CV3 5HF
024 7650 3070
daventryroad@payne-cov.com

Walsgrave Road
312 Walsgrave Road,
Coventry, CV2 4BL
024 7645 5555
walsgrave@payne-cov.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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