



31 Bowls Court

Coventry, CV5 8PG

£109,950

- One Double Bedroom Ground Floor Apartment
- Bathroom With Shower
- Living/Dining Room
- Fitted Kitchen





THE PROPERTY

A well presented one bedroom ground floor apartment within a modern development in a well regarded area of south eastern Coventry in the Coundon district. The ground floor apartment has electric night storage heating, double glazing, fitted kitchen and attractive bathroom with shower, fitted appliances, double bedroom and an attractive living room. The property is offered for sale with no chain and early vacant possession and would make an ideal first time buy or investment property with projected rental of £600 pcm. The communal areas are well maintained and there is one allocated parking space in a parking area. The apartment is particularly convenient for local facilities and amenities as well as the City Centre, Warwick University, Westwood Business Park and with good road, rail and bus communications.

APPROACH

Over a communal entrance with intercom to a ground floor apartment with front door into the

L SHAPED RECEPTION HALL

With coving, ceiling light, wall mounted electric storage heater, built in cupboard/wardrobe with hanging and shelf.

LOUNGE

14' 1" x 10' 6" (4.30m x 3.21m) With wooden framed double glazed window to front, coving, two ceiling lights, wall mounted electric storage heater, t.v point, door to the

FITTED KITCHEN

7' 1" x 8' 9" (2.16m x 2.68m) Fitted with a range of matching cream matt fronted base and wall units with black marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, slot in oven with illuminated stainless steel extractor hood above, space for under counter fridge freezer, space and plumbing for washing machine, ceramic tiling to splash back, vinyl flooring, wooden framed double glazed window, built in storage/pantry cupboard with shelving.

DOUBLE BEDROOM

11' 0" x 8' 11" (3.37m x 2.72m) With wall mounted electric heater, wooden framed double glazed window to side, ceiling light.

BATHROOM

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with Triton electric shower over, white ceramic tiling to all walls, vinyl flooring, extractor fan, ceiling light, electric chrome towel rail.

OUTSIDE

The property is surrounded by communal lawned gardens with shrubs and maintained trees.

PARKING

There is one allocated parking space to the front of the development.

TENURE

The property is held on a 125 year lease with 94 years remaining and the managing agent is First Port Property Services. The annual ground rent is £78.26 and the annual service charge is £906.60.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

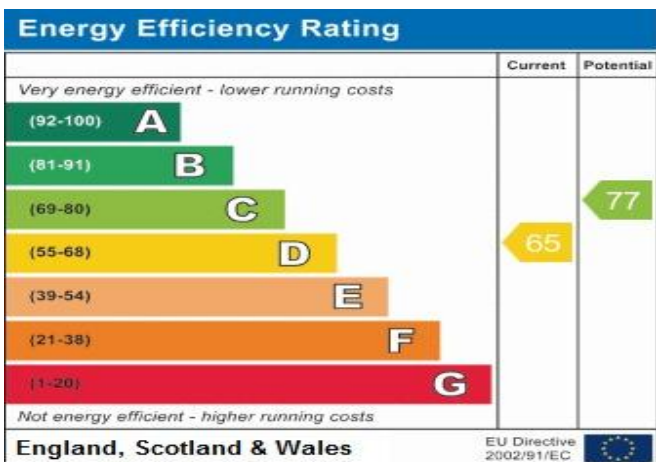


Ground Floor

Approx. 39.6 sq. metres



Total area: approx. 39.6 sq. metres



COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Coventry City Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements