



2

Bedrooms



1

Bathroom



****AVAILABLE 18TH NOVEMBER**FLEXIBLE FURNISHING OPTIONS**** A well-presented two-bedroom first-floor apartment situated within a modern development in a quiet cul-de-sac in Longford, with allocated parking and excellent access to Coventry and the surrounding road network.

- Two-bedroom first-floor apartment
- Fully furnished, part furnished or unfurnished
- Spacious L-shaped lounge/diner with Juliet balcony
- Modern fitted kitchen with appliances
- One allocated parking space plus visitor parking
- Secure entry phone system
- Long-term tenancy preferred
- EPC Rating C
- Council Tax Band B

The accommodation briefly comprises an entrance hallway with useful storage cupboard, one double bedroom and one single bedroom, bathroom with shower over bath, spacious L-shaped lounge/diner with Juliet balcony and a modern fitted kitchen with oven, gas hob, fridge/freezer and washer/dryer.

The property can be offered fully furnished, part furnished or unfurnished. The current sofa and beds belong to the existing tenants; however, replacement items can be provided by the landlord if required. White goods will remain.

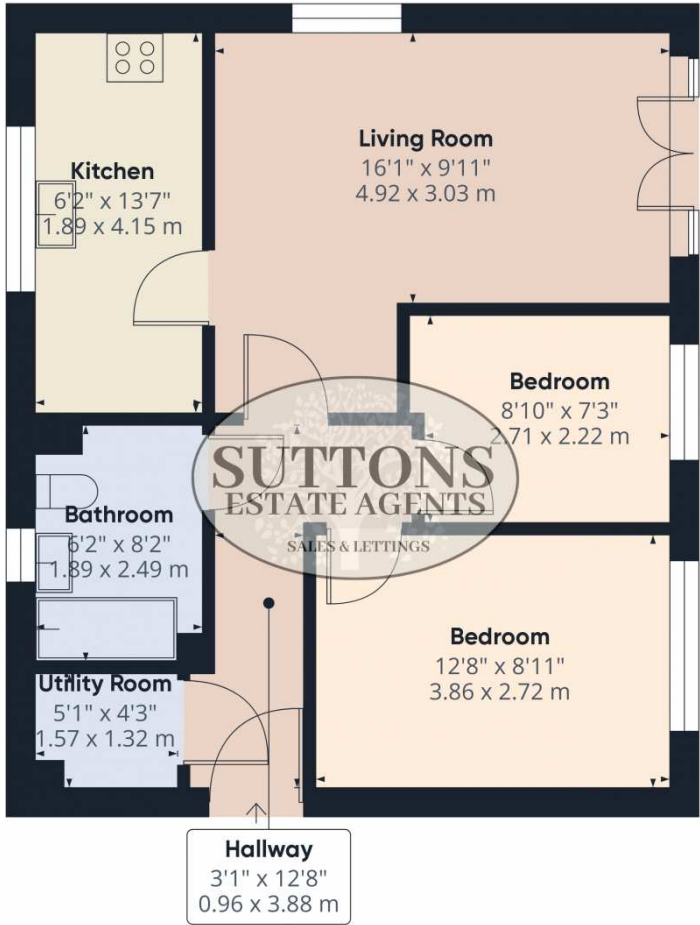
The apartment also benefits from gas central heating, double glazing and communal grounds. It is located on the first floor and accessed via stairs only, with no lift.

Situated in Longford, the property is well placed for local shops and amenities, with convenient access to the A444, M6, Foleshill Road, Bayton Road Industrial Estate and CBS Arena. Coventry City Centre and University Hospital Coventry & Warwickshire are also within easy reach, with regular bus services available nearby.

PLEASE SEE THE VIRTUAL 360 VIEWING AND FLOOR PLAN BEFORE ARRANGING A VIEWING.

Floor Area – Approx. 58 sq. metres / 624 sq. ft.

The landlord of this property is an employee or associate of Suttons Estate Agents. This declaration is made in accordance with the Estate Agents Act 1979.



Approximate total area⁽¹⁾

580.6 ft²
53.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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