



Connells

Pipers Court Beanfield Avenue
COVENTRY

Pipers Court Beanfield Avenue COVENTRY CV3 6PU

for sale offers over
£180,000



Property Description

Fully Renovated Two Bedroom Apartment, Pipers Court is a beautifully presented and fully renovated two-bedroom first floor apartment, finished to an exceptional standard throughout and ideal for first-time buyers, professional couples or investors.

Having undergone a comprehensive modernisation programme, this stylish home offers contemporary living with high-quality fixtures and fittings, creating a property that is truly ready to move straight into. The spacious accommodation briefly comprises a welcoming entrance hallway, a bright and airy lounge/dining room, a stunning refitted kitchen with modern units and integrated appliances, two well-proportioned bedrooms, and a beautifully appointed contemporary bathroom. Allocated onsite parking.

Approach

Security Intercom entrance system providing access to:

Communal Entrance Hall

Stairs rising to the first floor and private entrance door to:

Entrance Hallway

Two useful storage cupboards and doors to:

Bedroom One

Double glazed window to the front, radiator and door to:

En-Suite

Recently fitted, part tiled with shower cubicle, low level wc, wash hand basin set within a handy vanity unit, heated towel rail and extractor fan,

Bathroom

Being tiled and comprising of a bath with mixer taps, low level wc, wash handbasin, radiator and double glazed window to the rear aspect.

Bedrom Two

Double glazed window to the front aspect and a radiator.

Lounge/Diner

double glazed french doors opening for a Juliet balcony, radiator and door to:

Refitted Kitchen

Comprising of a range of wall and base mounted units incorporating a sink drainer with work surfaces and tiled splashbacks over, gas hob with hood above, electric oven, plumbing for washing machine, plumbing for dishwasher, radiator and double glazed window to the rear aspect.

Outside

Communal areas and access to allocated parking. The development also offers ample visitor parking.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





First Floor

Total floor area 66.8 m² (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 2500.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV324316

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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