



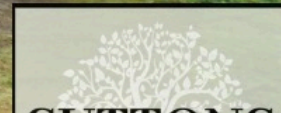
3

Bedrooms



3

Bathrooms





975-Year Lease*Low Charges*Three-Bedroom Penthouse*Three Bathrooms* Underfloor Heating* Allocated Parking* EPC Rating C

Suttons Estates are proud to present this impressive three-bedroom, three-bathroom penthouse apartment, offering approximately 1,120 sq. ft. of spacious accommodation in the highly desirable area of Earlsdon.

The property is ideally positioned within walking distance of War Memorial Park, Coventry Train Station, Earlsdon High Street and Coventry City Centre. A wide range of local amenities are also nearby, including Hearsall Golf Club and King Henry VIII School.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and spacious open-plan kitchen, living and dining area. The kitchen is fitted with an electric oven and hob, an integrated dishwasher and space for additional appliances. Velux windows allow plenty of natural light to flow through the room, creating an airy and inviting living space.

A separate utility room provides space for white goods and houses the gas boiler and water underfloor heating system.

All three bedrooms are doubles and benefit from built-in storage. Two of the bedrooms have private en-suite shower rooms, while the main family bathroom is fitted with a modern white suite, including both a separate bath and shower.

Further storage is available from the hallway, together with access to the loft via a fitted hatch.

Situated on the third and top floor, the apartment benefits from elevated ceilings throughout, adding to the bright and spacious feel. Please note that the sloping roof and eaves reduce the head height within certain areas of the bedrooms.

The communal areas are accessed via a secure entry system. A lift provides access to the second floor, with a further flight of stairs leading to the third and final floor.

Externally, the development offers attractive gated communal gardens, mainly laid to lawn with mature trees providing privacy and shade. The property also benefits from one allocated parking space.

Additional features include wired multimedia speakers throughout, double glazing, gas boiler with water-based underfloor heating and an excellent EPC rating of B, making this an attractive and energy-efficient home.

Please view our virtual 360° tour and contact Suttons Estates to arrange your in-person viewing.

Good to know:

Tenure: Leasehold.

Term: 999 years from 1st October 2002, leaving 975 years remaining.

Service charge & ground rent - £75 per month / £900 pa.

Built: 2002.

Number of flats in the building – 8 in total.

Water meter.

Loft – accessed via the hallway, no ladder, not boarded.

Council Tax Band – D

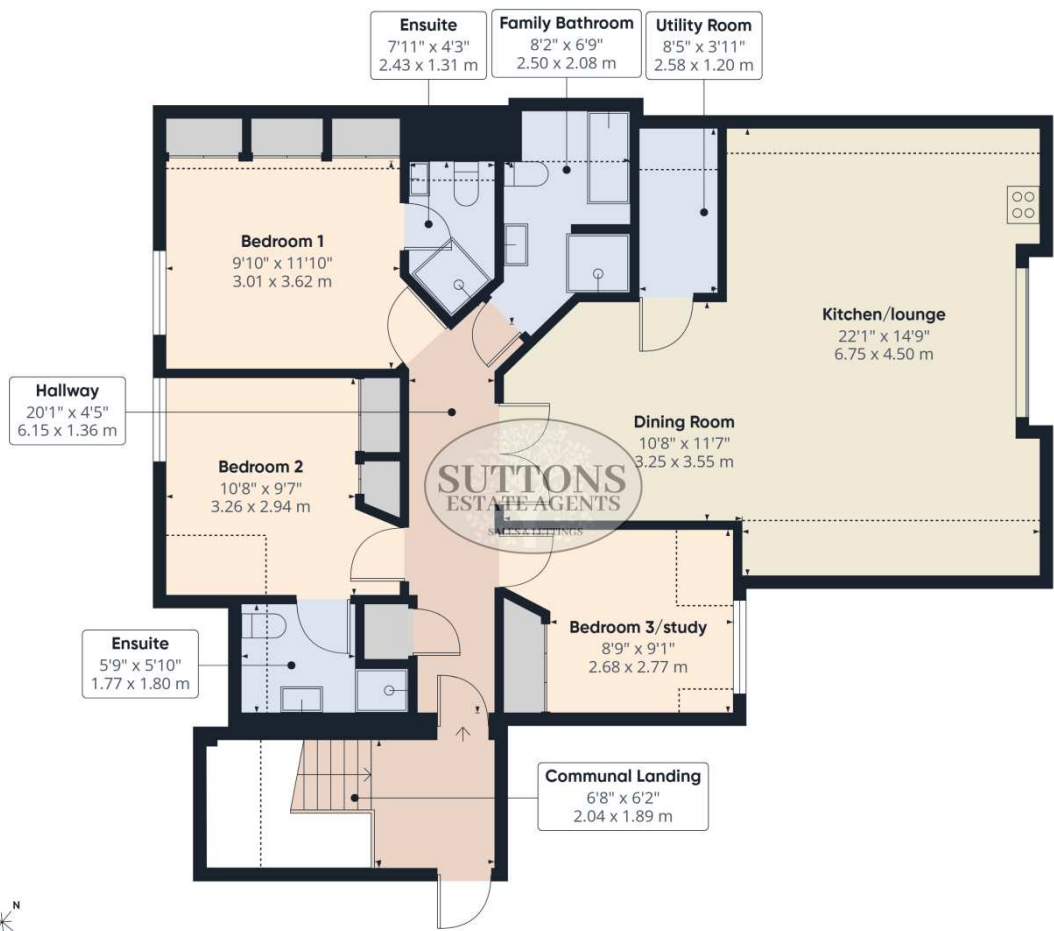
EPC – C

Building has a gas supply.

Internal area – 1120 Square foot / 103.9 square metres

Vendors position: Searching for a property and identified some options, so there will be a small chain involved.

One allocated parking space.



Approximate total area⁽¹⁾
1120 ft²
103.9 m²

Reduced headroom
120 ft²
11.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Earlsdon House, Earlsdon Avenue South, Coventry, CV5 6DR

