



**151 Grindle Road,
Coventry, CV6 6DS**

£129,995

For Sale



- Vacant possession- No chain
- Ground floor flat with Cov Canal views
- Great first/retirement/rental home
- Big Lounge, fitted Kitchen
- 2 bedrooms and big bathroom
- Gas Central heating and uPVC dbl glazing
- Allocated parking

Location: Location: Leave city along the Foleshill Road and continue for about 3 miles into Longford centre, turn left just over Longford Bridge into Sydnall Rd. Follow the road to the right then first left into Grindle Road

**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

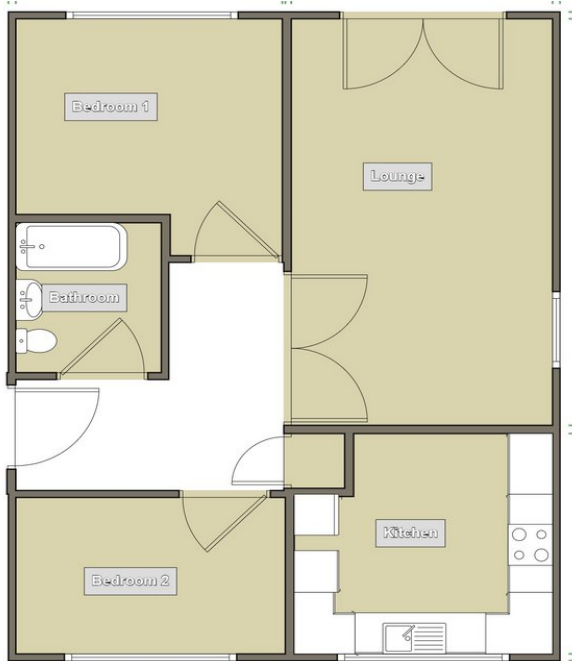
Call **02476 258492**

Website: www.covagent.co.uk



Floorplan

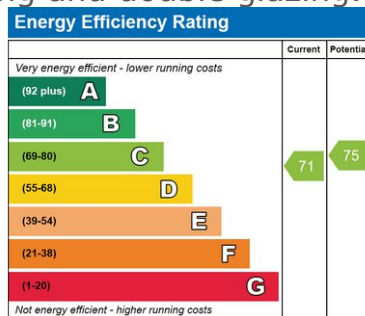
For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



Attractive ground floor apartment that overlooks Coventry canal.

Briefly the property comprises of Good-Sized Lounge/Diner with Doors to Patio and Gardens, Fitted Kitchen with Appliances, 2 Bedrooms and Bathroom with shower over bath.

Located just a short drive from the M6 and Arena Shopping Park the property also provides good transport links to the City Centre and benefits from allocated parking, a security entry phone system, gas central heating and double glazing.



Hall	With storage cupboard and Entryphone receiver
Lounge	5.94 x 3.52 - (19'6" x 11'7") With double french doors to the outside and giving canal views, additional side window and central heating radiator. A door leads to:
Fitted Kitchen	3.48 x 3.22 - (11'5" x 10'7") With range of oak style base and wall units with roll edge worktops, inset sink, electric hob with built under oven
Bedroom 1	3.59 x 3.46 - (11'9" x 11'4") with double glazed rear windows with canal views and central heating radiator
Bedroom 2	3.15 x 2.30 - (10'4" x 7'7") with front facing double glazed window and central heating radiator
Bathroom	Generously proportioned with bath having shower over, wash basin and low level WC. Central heating radiator
Outside	The property is set amidst lawned gardens, there is an allocated parking space next to the block.

Tenure	Leasehold on a 125 year lease with approx 103 years remaining and a ground of £60 pa payable increasing to £100 in 2048 then £140 fro 2100
Service Charge	There is a service charge payable that is currently £88.38 per month to cover communal maintenance, gardening and building insurance
Council Tax	Band B

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

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Website: www.covagent.co.uk
Correspondence address: Friars House,
Manor House Drive, Coventry CV1 2TE

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