



**201 Sir Henry Parkes Road,
Coventry, CV48GJ**

£135,000

For Sale



- 2 Bedroom Top Floor Apartment
- Semi Open Plan Living
- Security Entryphone System
- Double Glazing
- Gas Central Heating
- Walking Distance of Shops and University of Warwick

Location: Along Kenilworth Road turn right onto the A45, take the first left at the island and immediate left again and the property is on the right hand side.

**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



This 2 bedroom top floor apartment is situated within a purpose built block with stairs to all floors and Security Entryphone system.

Located just off of the A45 and within walking distance of the Retail Park and the University of Warwick, the area is popular with Investors and First Time Buyers alike.

Entrance Hall	Having built in storage cupboard and central heating radiator.
Lounge	4.83 x 3.05 - (15'10" x 10'0") with central heating radiator and uPVC sealed unit double glazed door with matching side window leading on to balcony
Kitchen/Diner	4.57 x 3.00 - (15'0" x 9'10") range of base and wall units with roll edge worktops, cooker point, washing machine plumbing. 2 uPVC double glazed windows and central heating radiator.
Inner Hall	with doors to all rooms
Bedroom 1	3.96 x 3.05 - (13'0" x 10'0") Having central heating radiator, uPVC sealed unit double glazed window and built-in wardrobe
Bedroom 2	3.23 x 3.05 - (10'7" x 10'0") Having central heating radiator, uPVC sealed unit double glazed window and built-in wardrobe
Bathroom	Having a suite consisting of a panelled bath with electric shower over, pedestal wash basin and low level WC. Part tiled walls, uPVC sealed unit double glazed window with obscure glass and central heating radiator

Tenure	Leasehold 125 year lease with 102 years remaining and subject to a Ground rent of £10 pa.
Service Charge	A service charge of £787.10 per year is payable
Council Tax	Band A

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Correspondence address: Friars House,
Manor House Drive, Coventry CV1 2TE

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