



Abbey Court, Priory Place  
Offers In Excess Of £165,000

complete   
ESTATE AGENTS



# Abbey Court, Priory Place, Coventry

**\*\* NO UPWARD CHAIN\*\*** \* CURRENTLY LET FOR £925 pcm \* A two bedroom apartment with a balcony looking towards the city centre. The property is on the first floor and has private gated parking. En suite to the master bedroom, and great open plan living space. Amazing apartment and fantastic rental opportunity.

## Entrance hall

Spacious entrance with a large double door cupboard with plenty of space for shoes and coats.

## Living / Dining room 19'0" x 8'10" (5.8 x 2.7)

Great open plan room with access to the balcony and linked to the

## Kitchen 5'10" x 8'10" (1.8 x 2.7)

With appliances built in the most is made of the space.

## Bedroom one 14'1" x 8'10" (4.3 x 2.7)

Double bedroom with ample storage space.

## En- suite 5'10" x 5'10" (1.8 x 1.8)

Three piece suite with shower unit.





## Bedroom two 9'10" x 9'2" (3 x 2.8)

Double bedroom with storage space.

## Bathroom 6'2" x 6'2" (1.9 x 1.9)

Spacious room with a three piece suite with bath.

## Location

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.

## Viewing

Strictly by appointment only via Complete Estate Agents

## Tenure

Leasehold

## Leasehold Charges

111 years remaining on the lease

Ground rent is £180 per annum

Service charge is £1800 per annum

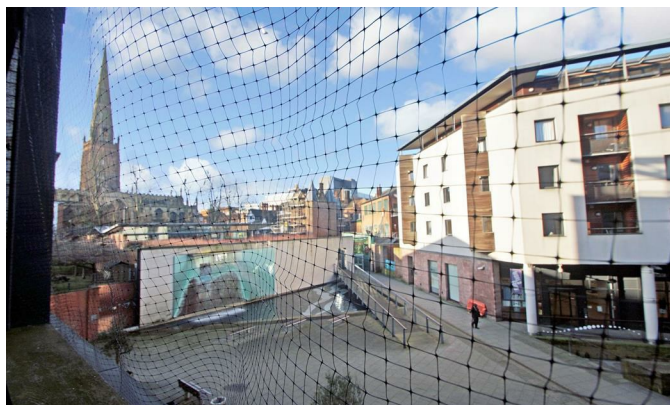
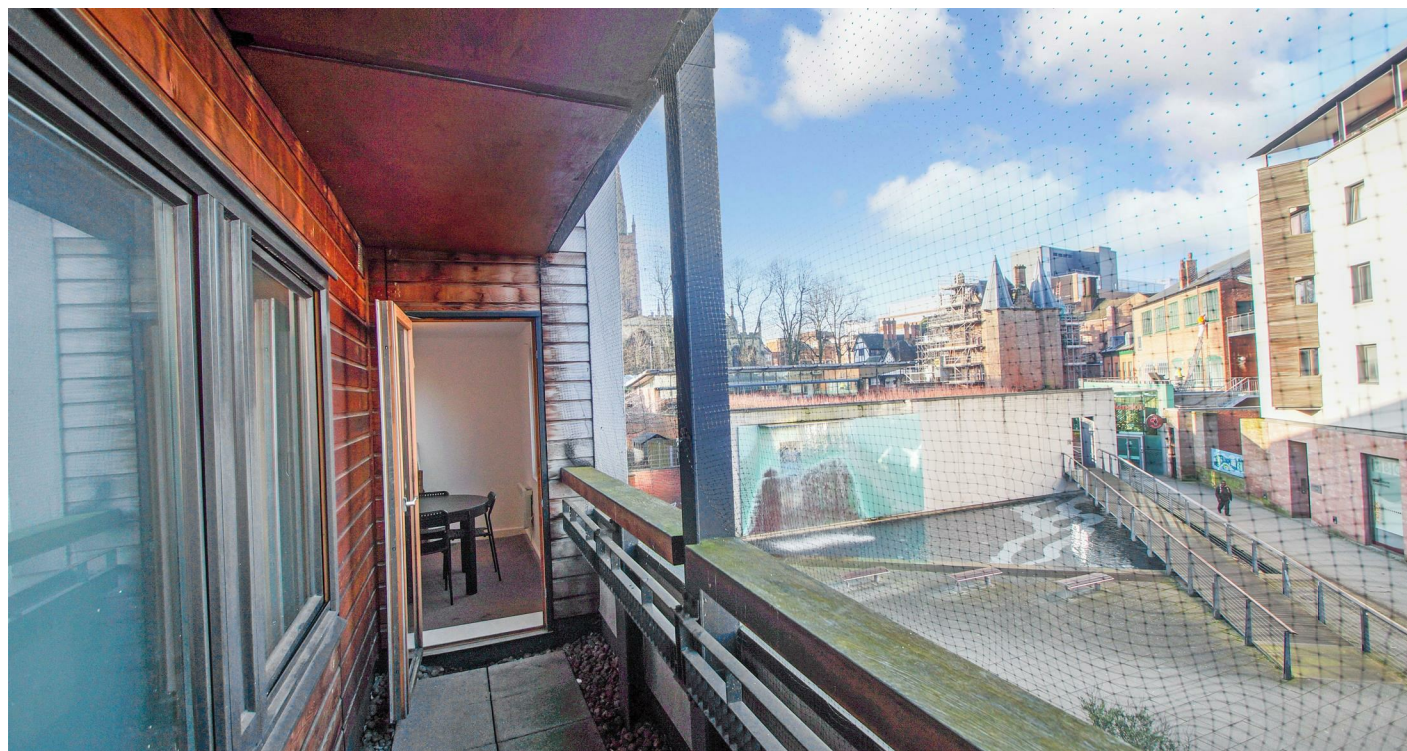
Parking is £112 per annum

## Local Authority

Coventry City Council

## Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.



## Mortgage Advice

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.



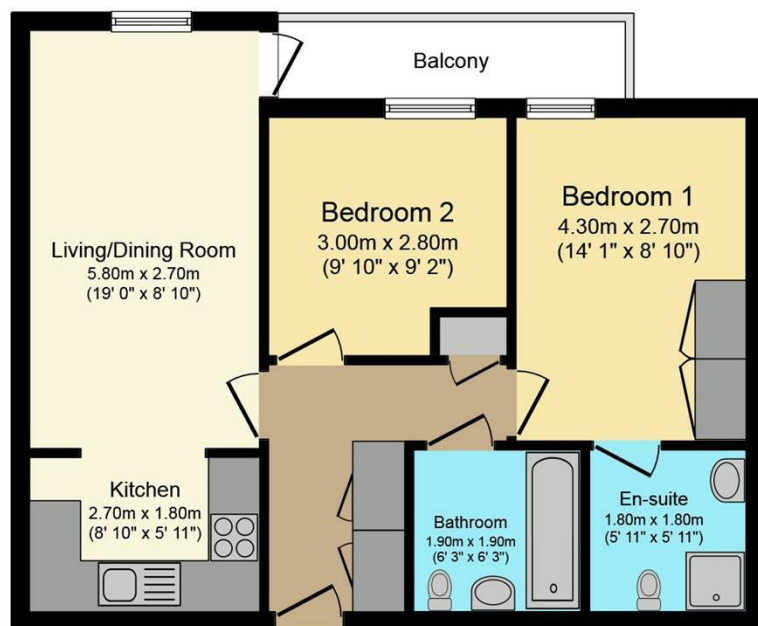
## Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

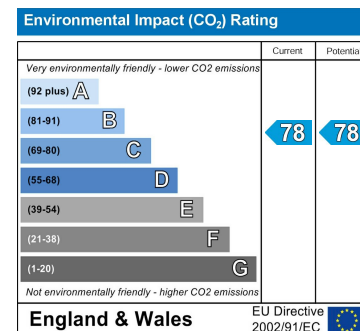
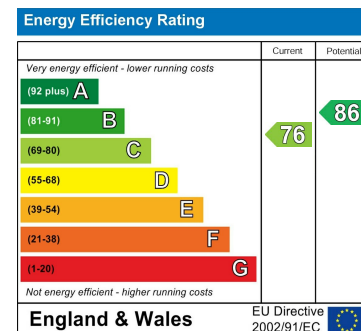
## Council tax band - C

Source - Gov.uk





**Floor Plan**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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