



Regency House, Queens Road, Coventry CV1 3DA
Leasehold: £195,000



Regency House

Queens Road, Coventry

Apartments with outside space are common. Apartments with a terrace like this are not. Upper floor position, two bedrooms, two bathrooms, allocated parking and over 100 years remaining on the lease.

Council Tax band: C

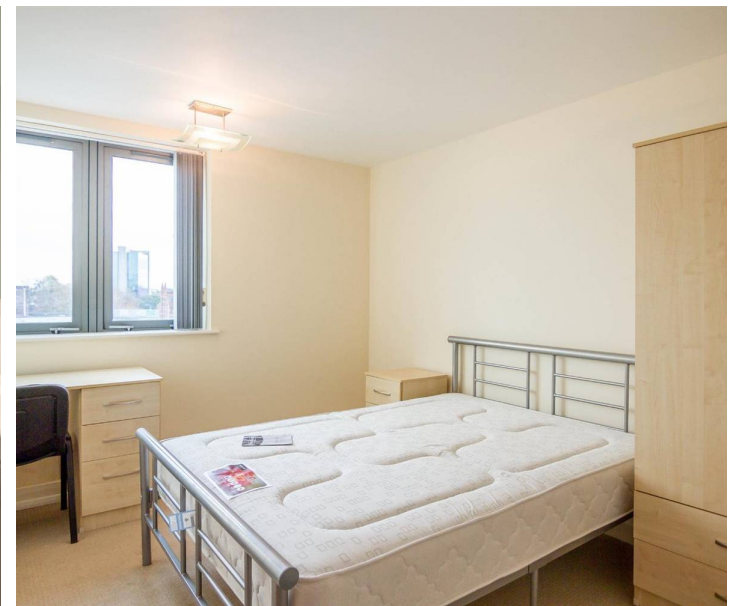
Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Private roof terrace extending across the width of the apartment
- Upper floor position with impressive views across the city
- Large open plan living, dining and kitchen area
- Two double bedrooms
- En suite shower room to the principal bedroom
- Separate main bathroom
- Gated parking
- Short distance from Coventry railway station and the city centre
- A unique apartment with outdoor space that's rarely available in this location

NOTE: **Physical works to replace the current cladding have been postponed until next year, however we are advised that no costs will be passed to the buyer. Due to the upcoming works, buyers should provide prior notice to their mortgage advisors and solicitors at the start of the transaction so that the official funding contracts can be reviewed and approved smoothly.**





Upper Floor

Approx. 70.6 sq. metres (759.7 sq. feet)
(excluding Balcony)



*Floor plan measurements are approximate and are for illustrative purposes only. While every effort is made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Do not scale from this plan.
Plan produced using PlanUp.

Coopers Estate Agents

Coopers, 22 New Union Street – CV1 2HN

024 7655 2841 • sales@coopersestateagents.com • www.coopersestateagents.com/

Coopers

Coopers Chartered Surveyors Ltd, 22 New Union Street, Coventry, West Midlands

CV1 2HN, 024 7655 2841, sales@coopers-cov.com. Company Registration

Number: 6725089 / VAT number: 940 3555 34