



7 Duckham Court, Coundon, Coventry, CV6 1PZ

Asking Price £850.00 p.c.m.



1st Floor Flat
Two Bedrooms
Kitchen
Lounge
Bathroom

uPVC double glazed. Gas centrally heated
Allocated Parking Space
Unfurnished
Available Now

Accommodation comprising

Ground floor: Door into apartment

Hallway

Central heating radiator. Doors off to Bathroom, Bedrooms and Lounge.

Bathroom

2.3m (7' 7") approx. x 2.2m (7' 3") approx. into wardrobe

Chrome heated towel rail. low level wc. pedestal wash hand basin. paneled bath. with shower and screen. Tiled floor and walls.

Bedroom Two

2.4m (7' 10") approx. x 2.2m (7' 3") approx. into wardrobe

Double glazed window to the rear. Central heating radiator. Shelves on wall. Built in double and single wardrobe.

Bedroom One

2.7m (8' 10") approx. x 4m (13' 1") approx.

Central heating radiator Radiator. Juliette balcony to the front. Double and single built in wardrobes.

Lounge

5.7m (18' 8") approx. x 4.2m (13' 9") approx.

Two Centrally heated radiators. Double glazed bay window to the front. Feature fireplace. Doors to Kitchen.

Kitchen

2.9m (9' 6") approx. x 2.4m (7' 10") approx.

Fitted with ample wall and base, with worktops over. Electric Oven with Gas hob., Extractor hood over. Built in washing machine. Space for dishwasher. Single drain stainless steel sink unit with mixer tap. Cupboard housing boiler. wall mounted shelves. Double glazed window to the rear. Tiled splash backs.

Exterior

Allocated parking space



7 Duckham Court, Coundon, Coventry, CV6 1PZ

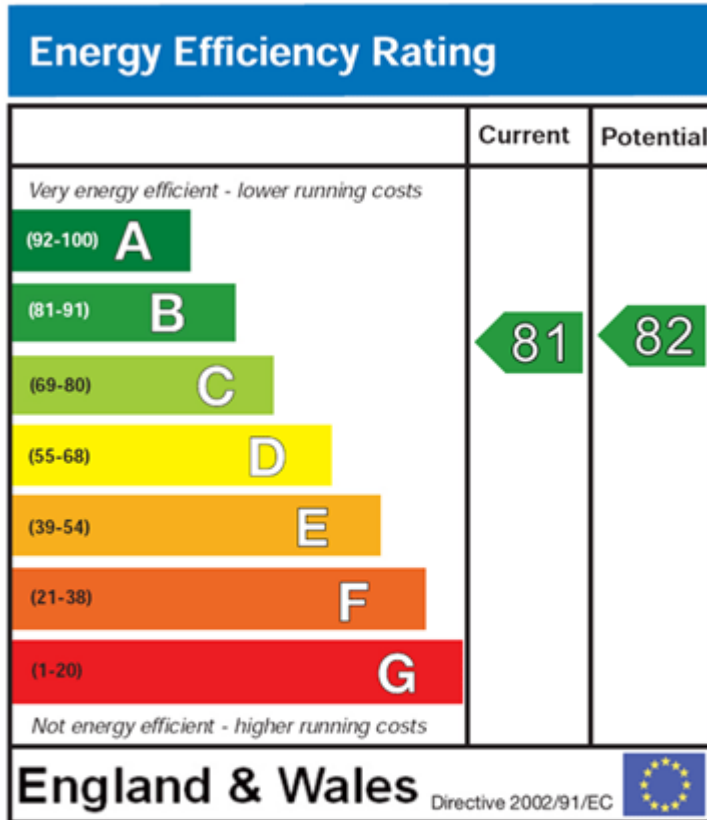
Agents Notes

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the let. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense.



7 Duckham Court, Coundon, Coventry, CV6 1PZ





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.