



## Longfellow Road , Coventry, CV2 5DE Offers over £140,000

Nestled in the desirable area of Longfellow Road, Coventry, this charming top floor apartment offers a delightful living experience without the hassle of a chain sale. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or investors seeking a rental opportunity. The property has approximately 103 years lease. Annual Service Charge £1200, Ground Rent £125.00 per year.

Upon entering, you are welcomed by a communal hallway that leads to the main entrance. Inside, the reception hall provides access to a convenient storage cupboard and an inner hallway that connects to the living spaces. The spacious lounge, measuring an impressive 16' 7" x 10' 11", boasts a double-glazed bay window that floods the room with natural light, complemented by stylish laminate flooring and a central heating radiator. The open access to the kitchen enhances the flow of the space, making it perfect for entertaining.

The fitted kitchen is equipped with a modern range of base and eye-level units, providing ample storage and work surface areas. It comes complete with essential appliances, including an oven, hob, extractor, dishwasher, and fridge freezer, all set against tasteful tiled splashbacks.

The master bedroom, also generously sized at 16' 7" x 8' 6", features a double-glazed

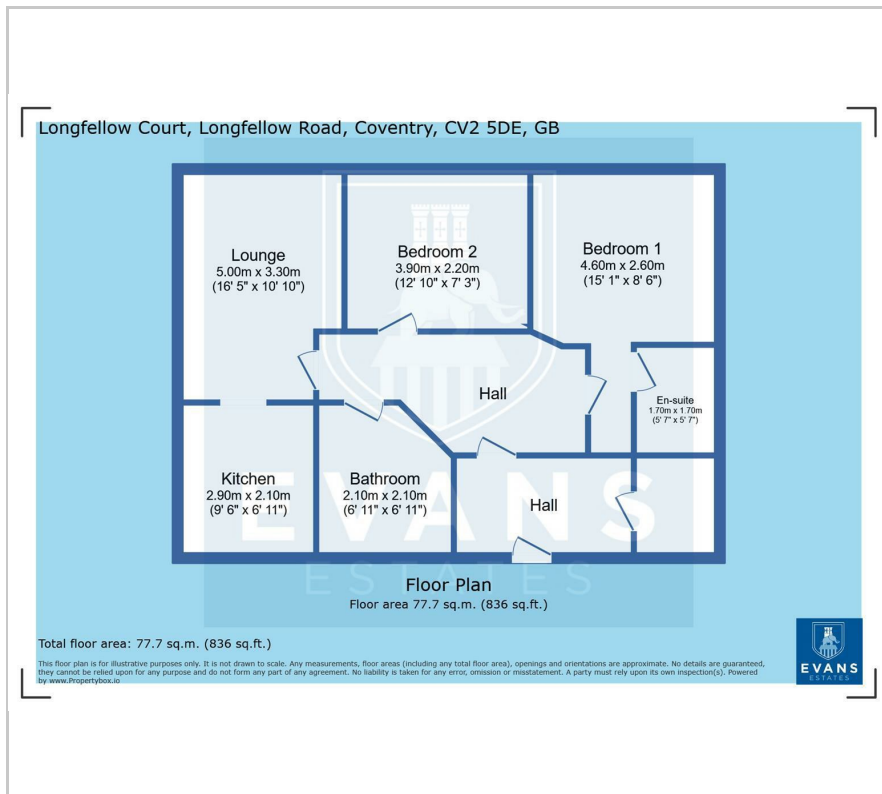
- The property has approximately 103 years lease.
- Annual Service Charge £1200
- Ground Rent £125.00 per year.
- Top Floor Apartment

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



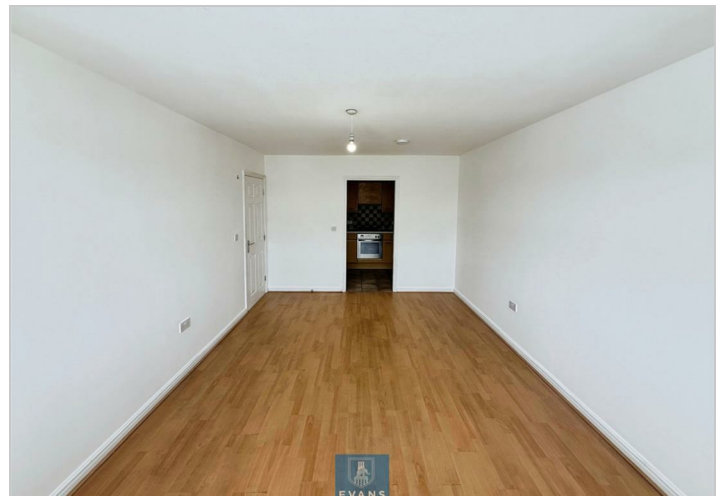
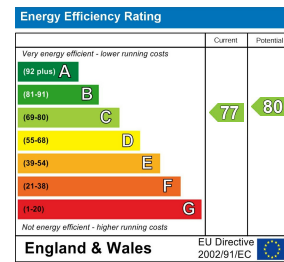
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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