



Morfa Gardens, Coundon, Coventry CV6 1PX
Offers Over £175,000

archerbassett
LETTINGS AND SALES

EXCEPTIONAL OPPORTUNITY A spacious and very well-presented two double bedroom first floor flat that is within easy reach of local amenities and a short walk to Coundon Wedge. Comprising of spacious lounge with Amtico flooring and double glazed door opening out to a balcony, a modern fitted kitchen with a range of wall and base units with integrated electric oven & hob and part tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin. Additional benefits include Amtico flooring throughout, double glazing, central heating & there is access to the well-maintained communal gardens and a utility/drying room.

Living Room

11'10" x 13'7" (3.60m x 4.15m)

Double glazed window to front with views of green space. Door to balcony. Spacious living room with Amtico flooring

Balcony

3'10" x 13'5" (1.16m x 4.10m)

Balcony with views to communal green space.

Kitchen

8'10" x 7'4" (2.70m x 2.23m)

Double glazed window to rear, modern fitted kitchen with range of wall and base units with integrated electric hob and oven.

Bedroom 1

15'11" x 10'5" (4.84m x 3.17m)

Double glazed window to front, large double room with built in wardrobes and carpet.

Bedroom 2

11'0" x 10'6" (3.35m x 3.19m)

Double glazed window to side, double room with built in wardrobes and Amtico flooring.

Bathroom

8'10" x 5'10" (2.70m x 1.77m)

Double glazed window to rear, modern bathroom with micro cement finish, to include a white suite with bath and

shower over, W/C and hand wash basin. Also includes a built in storage cupboard.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

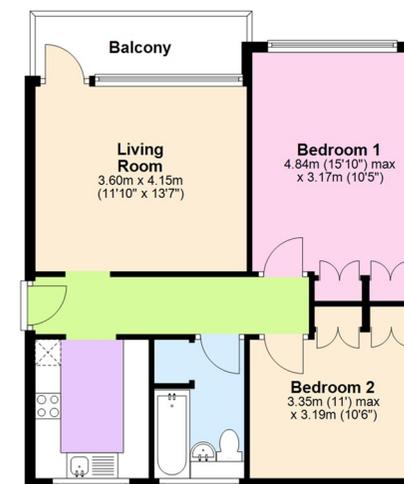
Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Agent Notes

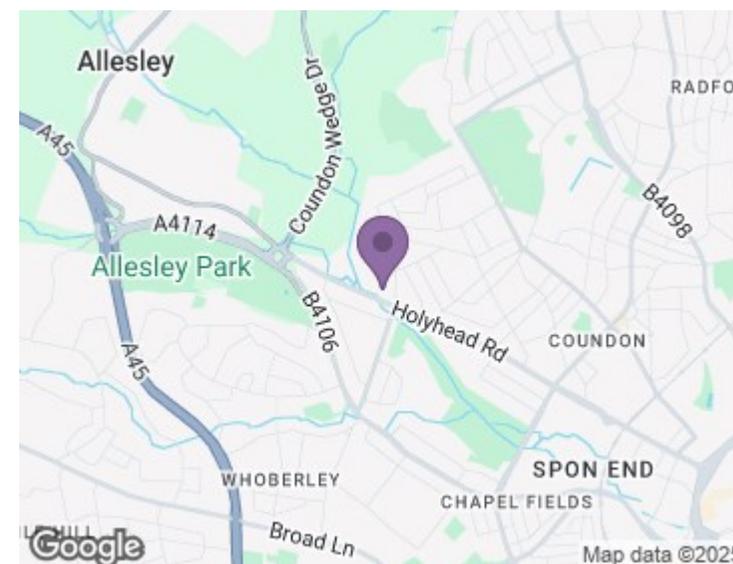
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4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Floor Plan
Approx. 58.4 sq. metres (629.1 sq. feet)



Total area: approx. 58.4 sq. metres (629.1 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk