

HALLWAY

LOUNGE

15' 2" x 10' 6" (4.62m x 3.2m)

KITCHEN

10' 5" x 5' 10" (3.18m x 1.78m)

BEDROOM

15' 3" x 9' 5" (4.65m x 2.87m)

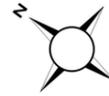
BEDROOM

12' 1" x 7' (3.68m x 2.13m)

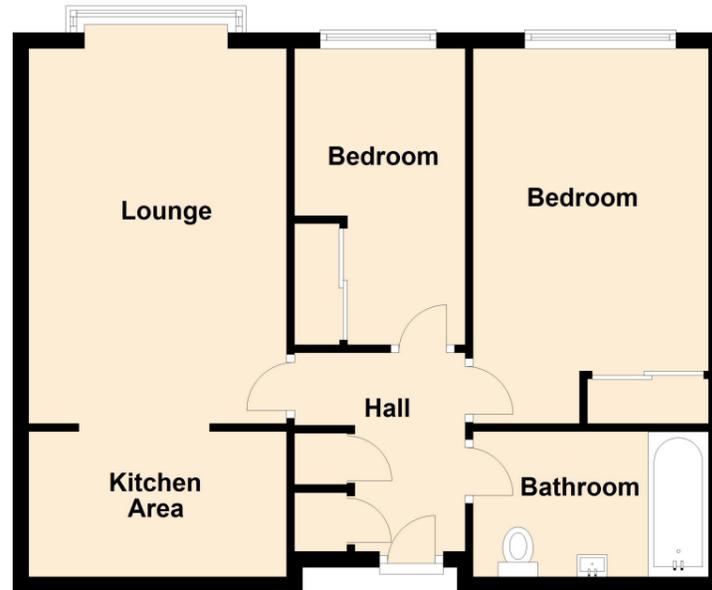
BATHROOM

COMMUNAL GARDENS

RESIDENTS PARKING



Second Floor Flat

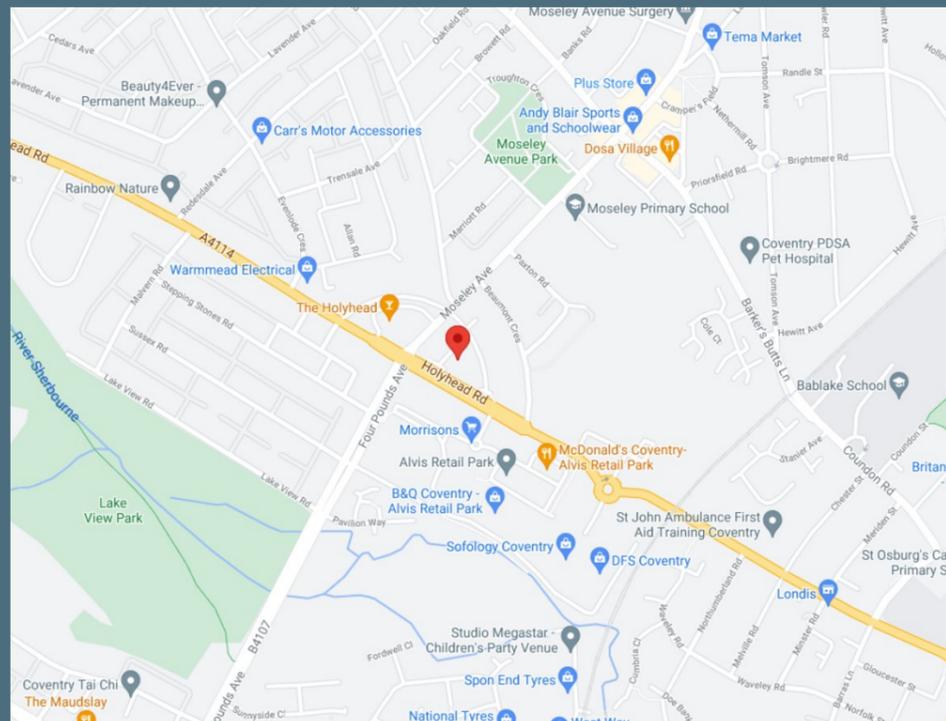


yeoman&owen
ESTATE AGENTS

32, St Catherine's Lodge

Lammas Road, Coundon, Coventry, CV6 1QJ

Offers Over **£119,500**



IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

Contact us at

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Offers Over £119,500

**32 St Catherine's Lodge, Lammas Road
Coundon, Coventry, CV6 1QJ**

- Second Floor Retirement Apartment
- Stair & Lifts To All Floors
- Communal Lounge & Kitchen
- Lounge With A Bay Window
- Fitted Kitchen
- TWO BEDROOMS
- Bathroom WC
- Double Glazing & Electric Heating
- Leasehold
- Communal Gardens & Residents Parking
- EPC Rating C

Viewing is strictly by appointment



Property Description

A second floor retirement apartment for the over 55's located in a sought after complex close to local shops and public transport. The facilities include a communal lounge and kitchen as well as stairs and lift to all floors. The property benefits from double glazing and electric heating.

In brief the accommodation comprises: hallway, lounge with a bay window, fitted kitchen, TWO BEDROOMS with fitted wardrobes and a bathroom WC. There are well maintained communal gardens and a residents car park.

The property is leasehold with 91 years remaining and has a service charge of £2,711 per annum (£225 per month).

NO UPWARD CHAIN.

MUST BE VIEWED.

