



Villiers House, Sandy Lane, Coventry CV1 4BH  
£109,950

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LETTINGS AND SALES

A modern first floor two bedroom apartment which is located close to the city centre, with double glazing and storage heating throughout. In need of some cosmetic refurbishment throughout the property briefly comprises of spacious living area, fitted kitchen with oven and hob, fitted bathroom suite with bath and mixer shower. Other benefits include allocated parking and secure entry phone system.

### Entrance

Carpeted, electric heater, built-in storage /airing cupboard housing hot water tank, entryphone system

### Kitchen

6'3" x 9'9" (1.91m x 2.98m)

Range of wall and base units with work top over, integrated electric oven and hob, 1x double glazed window to the rear

### Living Room

14'11" x 11'9" (4.55m x 3.59m)

Carpeted throughout, feature fire place, 2x double glazed windows to the front 1x electric storage heater.

### Bedroom One

10'3" x 10'10" (3.14m x 3.31m )

Carpeted throughout, 1x double glazed window to the front, 1x electric storage heater

### Bedroom Two

10'2"x 9'6"ax (3.10x 2.90max)

Carpeted throughout, 1x double glazed window to the rear, 1x electric storage heater

### Bathroom

6'1" x 6'0" (1.87m x 1.83m)

White fitted suite with low level WC, basin and bath with mixer shower over, wall mounted fan heater, double glazed window

### Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

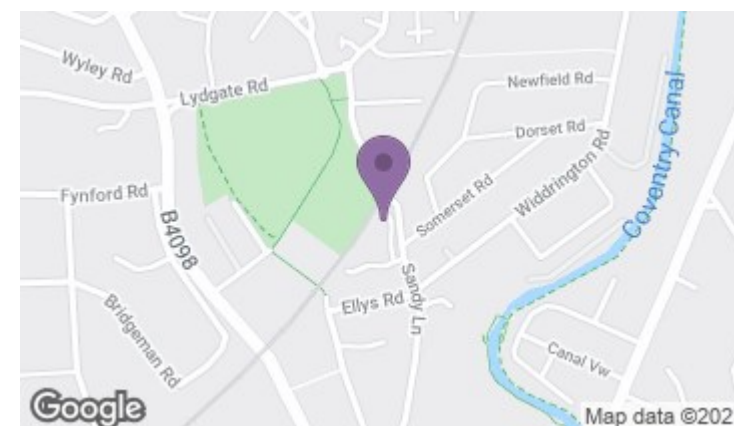
### Viewings

Viewings are strictly by appointment only via Archer Bassett.

Floor Plan

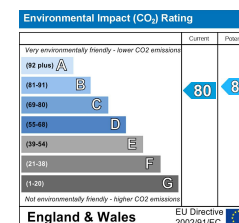
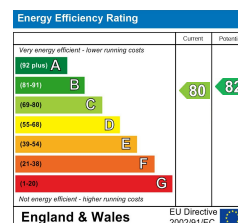


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by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



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