



Heritage Drive, Longford, Coventry CV6 6QR  
£137,500

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LETTINGS AND SALES

A superb two bedroom, top floor corner apartment offering the best of both worlds, easy access to the motorway network or strolls along the canal waterways. It benefits from open panoramic views over farmland and the balance fields across to Sutton Stop. This apartment is tucked away in a quiet cul-de-sac and benefits from double glazing and electric storage heating throughout. From the entrance hall are two good sized bedrooms, one of which has fully fitted wardrobes for that all important storage, a stylish bathroom with free standing bath, W/C and hand wash basin. There is an open plan fitted kitchen with integrated electric hob and oven which leads to the dining area and then through to the spacious lounge. This has triple aspect windows offering lovely and mainly uninterrupted views. The door leads out onto the covered balcony to allow you to enjoy some peaceful outside space overlooking the waterway. Other features to note include generous loft space, built in hall cupboard storage, a secure entry phone system, allocated parking with additional visitors parking spaces. The property has also had a recently refitted pressurised hot water system.

Entrance Hall

Carpeted entrance hall with electric storage heater and two storage cupboards

Kitchen Area

8'10" x 8'1" (2.70m x 2.47m)  
Open plan style kitchen with a good range of wall and base units in white and integrated oven and hob

Dining Area

7'6" x 8'11" (2.30m x 2.72m)  
Recessed dining area leading through to the spacious lounge.

DISCLAIMER

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Spacious Lounge

10'4" x 16'3" (3.17m x 4.97m )  
Light and airy and offering great views from the dual aspect winds, feature fire and double glazed door leading to the peaceful balcony

Bedroom One

10'4" x 12'5" (3.15m x 3.81m)  
Double bedroom with fitted wardrobes, double glazed window and storage heater

Bedroom Two

7'11" x 8'10" (2.42m x 2.71m )  
Generous second bedroom with storage heater and double glazed window overlooking the balcony and beyond

Stylish Bathroom

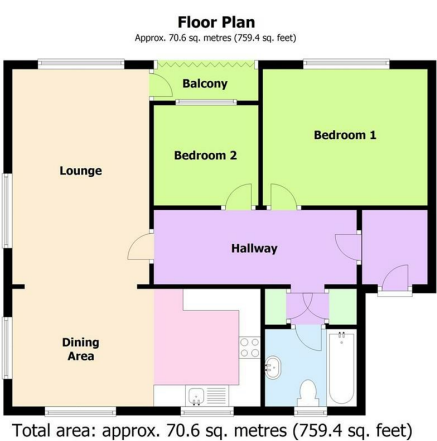
6'1" x 5'10" (1.87m x 1.79m )  
A fully tiled bathroom to include a free standing bath, plinth with wash basin and W/C

Viewings

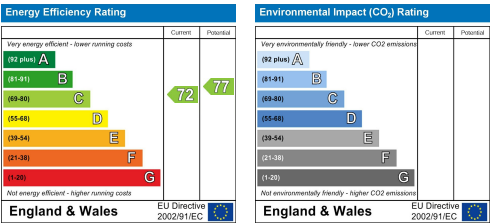
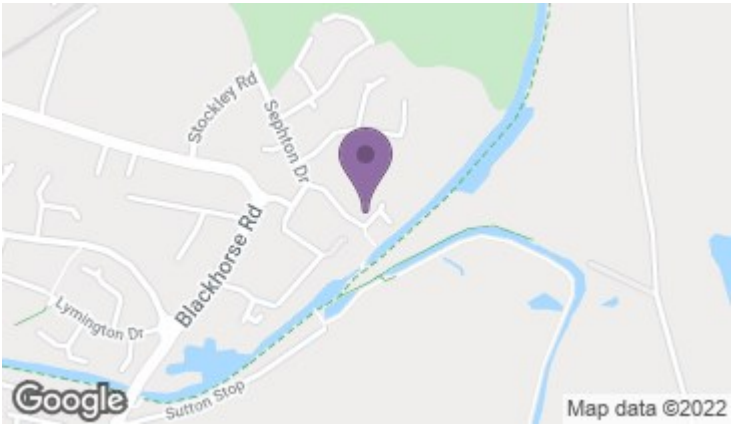
Viewings are strictly by appointment only via Archer Bassett.

Tenure - Leasehold

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



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Plan produced using PlanUp.



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