Flat 11 Kingsley Court
Binley Woods
COVENTRY
CV3 2JP

£995 Per Month

- TWO BEDROOM
- AVAILABLE NOW
- REFURBISHED
- REFITTED KITCHEN
- SECOND FLOOR APARTMENT
- UNFURNISHED
- MODERN SHOWER ROOM
- ENERGY EFFICIENCY RATING D

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

This second floor apartment has recently been redecorated and recarpeted, giving it a clean and fresh feel throughout. The kitchen has been newly fitted, and the shower room is modern and easy to maintain. Inside, the accommodation includes an entrance hall, a lounge/dining room, a kitchen, two bedrooms and a shower room. It’s a tidy, updated home that offers comfortable, low maintenance living.
Situated in Binley Woods, the area is well served by a variety of local shops and amenities, highly regarded schools, and excellent transport links. These include regular bus routes and easy access to the region's central motorway networks (M1, M6, M69, A45, and A46).

Accommodation Comprises
Entry via communal door to the second floor. Entry to apartment via upvc door into:

Entrance Hall
Vinyl floor covering. Cloaks and fuseboard cupboard. Door to shower room. Walkway through to:

Lounge / Dining Room
11'11" x 17'10" (3.64m x 5.46)
Sliding patio doors to balcony. Coving to ceiling. Doors to:

Kitchen
7'8" x 9'6" (2.36m x 2.92m)
Refitted with a range of base and eye level units. Work surface space and splash backs. Stainless steel sink unit with mixer tap over. Built in oven, hob, and extractor fan. Freestanding fridge/freezer. Freestanding washing machine. Vinyl floor covering.

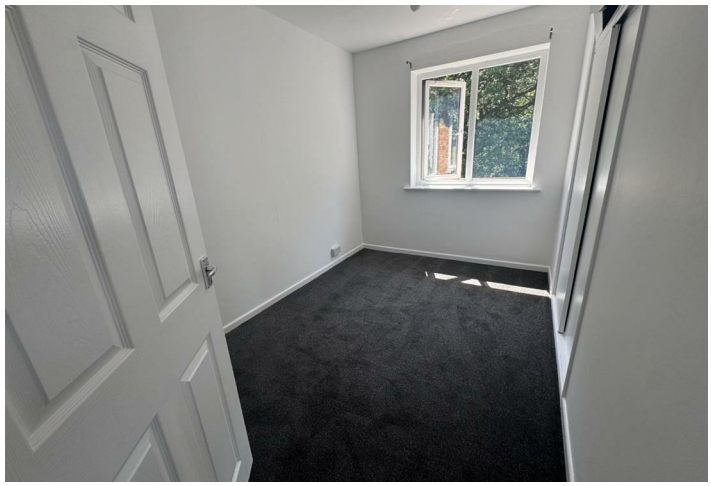
Bedroom One
10'9" x 11'5" (3.28m x 3.49m)
Window to side. Built in wardrobe. Built in cupboard.

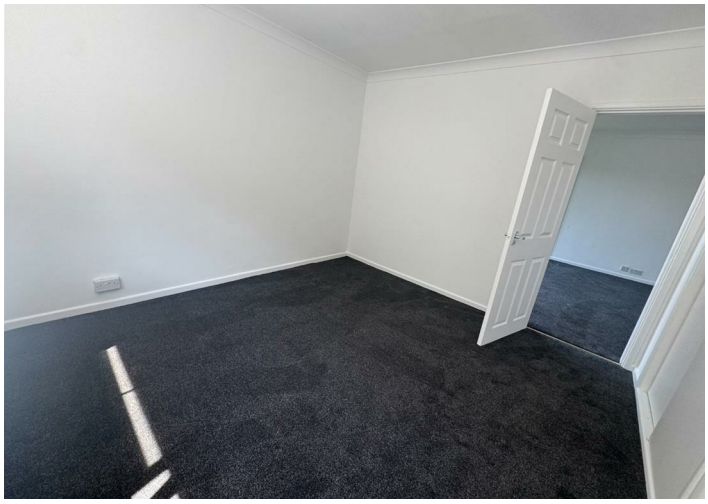
Bedroom Two
7'5" x 11'5" (2.27m x 3.48m)
Window to side. Built in wardrobe.

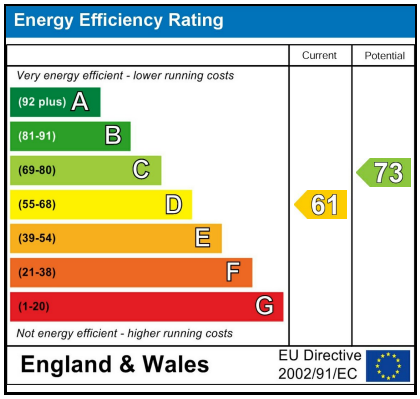
Shower Room
Built in shower cubicle with shower screen and electric shower. Wash hand basin with vanity unit. Low level w.c. Tiled walls. Frosted window to side elevation. Chrome heated towel rail. Vinyl floor covering.

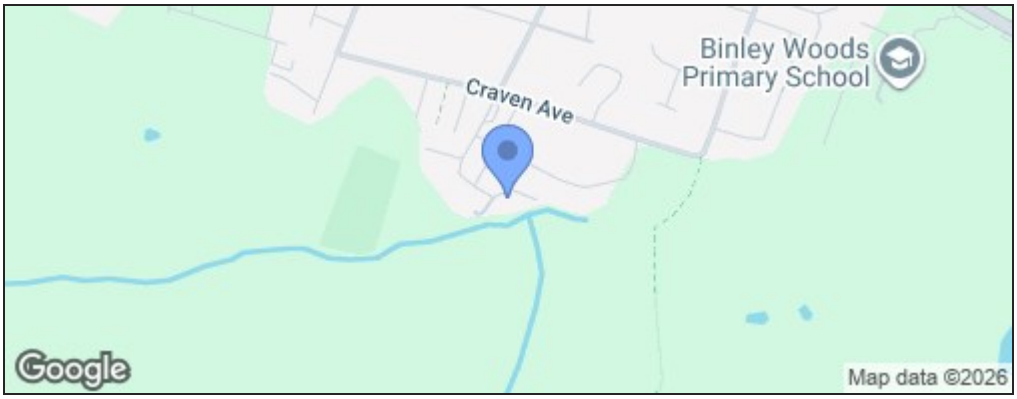
Communal Gardens
Shared off road parking

Agents Note
Deposit: £1148.07
Council Tax Band: B
Energy Efficiency Rating: D









Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.