



TAILOR MADE  
SALES & LETTINGS



## Grindle Road

Longford, Coventry, CV6 6DS

£895 Per Calendar Month



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## Property Summary

Tailor Made Sales & Lettings are pleased to market this immaculate, modern second floor apartment, overlooking the Coventry Canal.

Situated in a quiet canal-side development in Longford, the property is only a few minutes walk to the Arena Park shopping centre and served by excellent road links (A444, M6, M69) to get you in around the city with ease.

This two bedroom Apartment has been maintained to a great standard and is well presented throughout with a large lounge diner with French doors and Juliette balcony, modern wooden kitchen, two spacious double bedrooms, bathroom.

Available immediately.

Presented Unfurnished, white goods included.

## Living Room

Well sized Living Room. French doors leading to Juliet Balcony, providing ample natural lighting and peaceful views to the Coventry Canal. Wood effect laminate flooring, gas central heating. Doors off to Hallway and Kitchen.

## Hallway

Intercom system. Doors off to both Bedrooms, Bathroom and Living Room.

## Juliet Balcony

French Doors out to Juliet Balcony, overlooking the peaceful Canal and shrubbery.

## Kitchen

Modern Kitchen, range of wooden wall and base

units, integrated electric oven, gas hob, washing machine and fridge freezer. Double glazing to front elevation.

## Bedroom One

Large Double Bedroom. Double glazed window, gas central heated.

## Bedroom Two

Attractive porthole double glazed window, gas central heated.

## Bathroom

WC, Tiled suite, Bath with Shower over.

## Allocated Parking

Allocated parking space within the modern Development.

## Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports

Tel: 024 76939550

before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

## ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor

Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on [www.tmonline.co.uk/packages/](http://www.tmonline.co.uk/packages/)



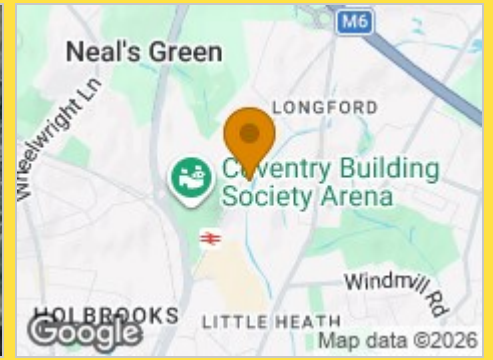
## Road Map



## Hybrid Map

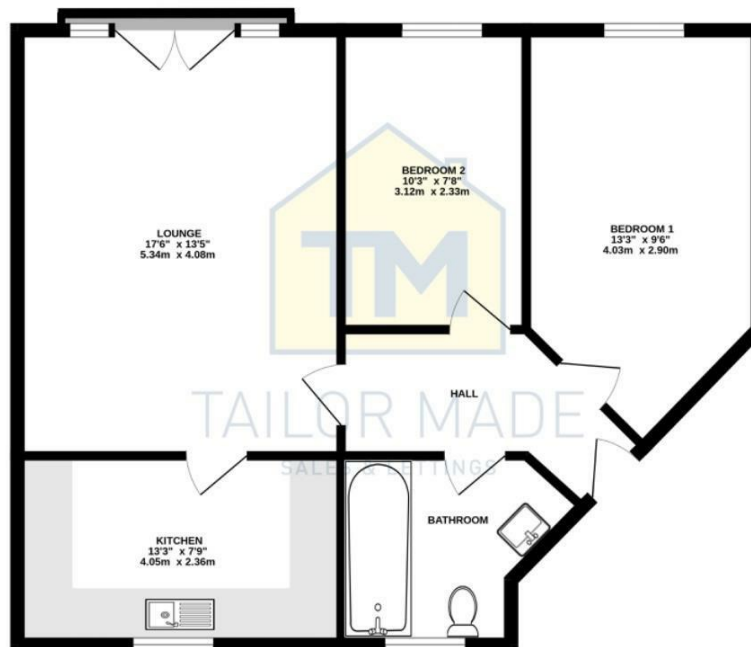


## Terrain Map



## Floor Plan

692 sq.ft. (64.3 sq.m.) approx.

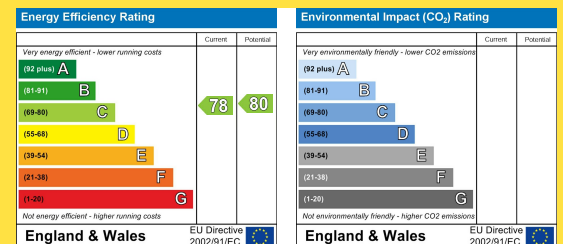


TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.