



**ASSURED  
RESIDENTIAL**

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**20 Seymour House Warwick Road  
Coventry, CV3 6TY**

**£250,000**

This well-presented purpose built second floor apartment stands in this prestigious gated development just to the south of Coventry city centre. As well as being close to the city centre, the property is conveniently located for the main railway station, Central Six retail park, public parks and amenities. The well planned accommodation comprises communal entrance with intercom to the apartment. Briefly it comprises: entrance hall, lounge, open plan kitchen/diner with built in appliances, main bedroom with en suite shower room, second double bedroom and bathroom with large shower cubicle. It is double glazed and has gas fired central heating. The property is set in communal grounds and comes with two allocated parking spaces PLUS THERE IS A LONG GARAGE INCLUDED IN THE SALE. NO CHAIN. For Sat Nav users the postcode is CV3 6TY.





## COMMUNAL ENTRANCE

The property is situated on the second floor and is accessed by stairs or a lift. Impressive entrance doors and intercom.

## ENTRANCE HALL



The spacious L-shaped hall has a storage cupboard and an airing cupboard off. Entry phone to wall. Entrance door and single panel radiator.

## LOUNGE

10'4" x 18'6" (3.15 x 5.64)

This bright and airy room has dual aspect double glazed windows, feature fireplace with electric fire and two double panel radiators.

## KITCHEN/DINER

8'6" x 9'6" (2.60 x 2.90)

Being open plan through to the lounge and having light oak effect kitchen units with an inset stainless steel single drainer bowl and a half sink, a built in gas hob and electric oven, Whirlpool fridge and freezer, dishwasher and washer/dryer. The floor is tiled. There is an extendable dining table, hood over the hob and extractor fan.

## MAIN BEDROOM

10'0" x 15'7" max 13'9" min (3.06 x 4.75 max 4.21 min)



built in triple wardrobe, pine tallboy and dresser. Double glazed window and double panel radiator. A door off leads to the:

## EN SUITE SHOWER ROOM



Having a cubicle with thermostatic shower, wc and wash hand basin and tiled floor. Double panel radiator. Part tiled walls.

## SECOND BEDROOM

7'4" x 14'9" max 12'4" min (2.24 x 4.51 max 3.76 min)



Pine wardrobe. Double glazed window and double panel radiator.

## BATHROOM



Having a white suite comprising bath with mixer tap/shower, wc and pedestal wash hand basin with double width shower cubicle. Majority tiled walls and a tiled floor. Double panel radiator. Extractor fan and vanity shelf.

## OUTSIDE



## PHOTOGRAPHS

Many of the photos are from our computer records.

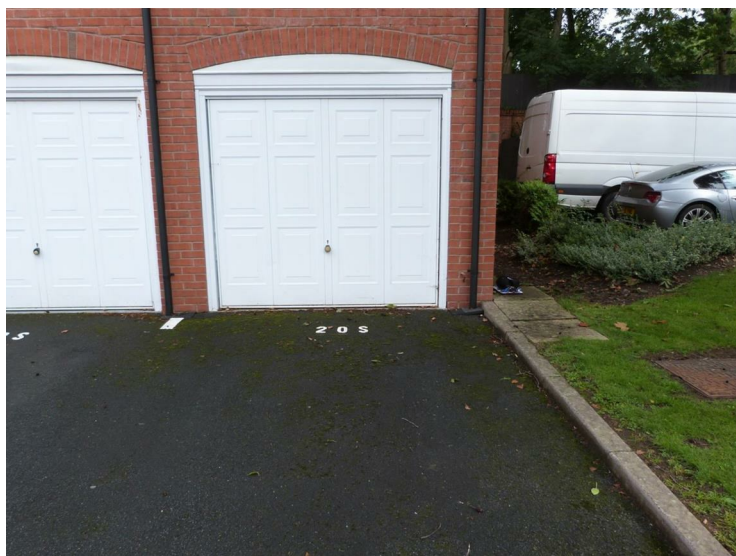


## COMMUNAL GARDENS

The development is approached from Warwick Road via electrically operated gates giving access to the car park where the apartment has two allocated spaces. There are delightful mature landscaped communal gardens.

## GARAGE

8'3" x 22'7" (2.52 x 6.90)



Up and over door. Electric light.

## GENERAL INFORMATION

### TENURE

We understand that the seller owns a share of the freehold. The latest service charge figures we have been given for the period 01 May 2021 to 31 Oct 2021 is £1021.29

### SERVICES

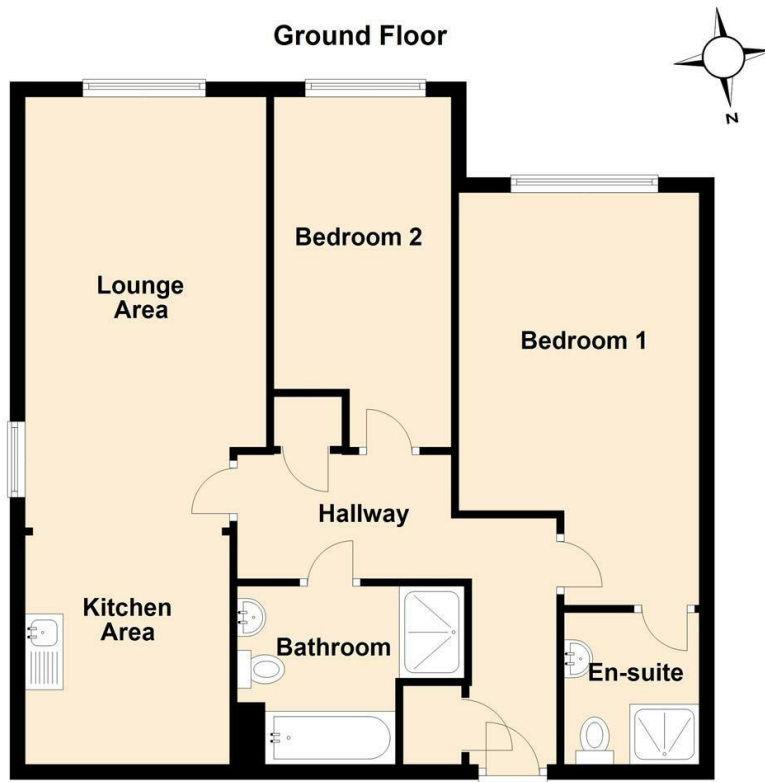
We understand that all mains services are connected. Please ask your legal representative to verify this information prior to exchange of contracts. We have not carried out any form of testing of appliances, central heating (where installed) or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### FIXTURES AND FITTINGS

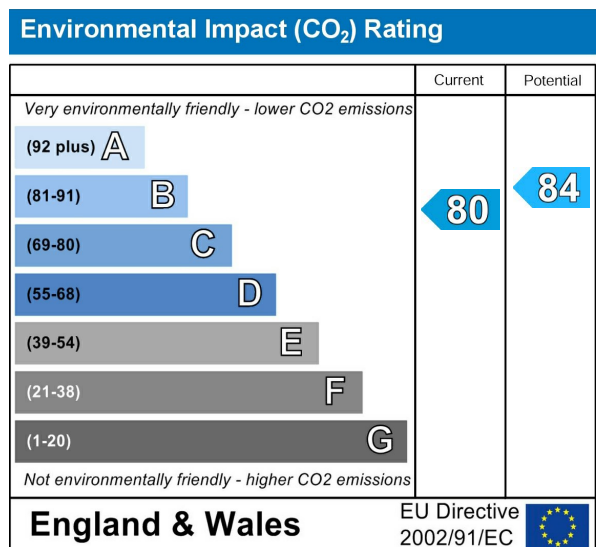
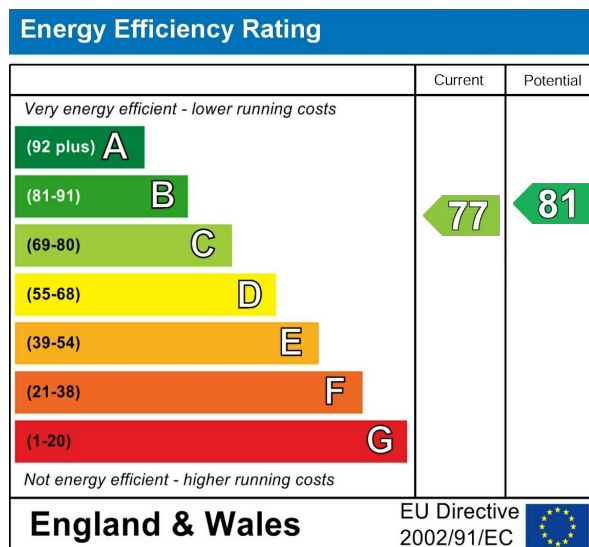
As stated in our details

### COUNCIL TAX

Band D



Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys Ltd  
Tel: 02476 291 555  
Plan produced using PlanUp.



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 or agreement. Prospective tenants 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.