

OPENING DOORS SINCE 1843

Loveitts^{est. 1843}
THE ESTATE AGENTS



39 Signet Square
Coventry, CV2 4NZ

£120,000



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Coventry, CV2 4NZ

This two bedroom top floor apartment is located in the popular residential area of Stoke and comes with vacant possession.

The property comprises hallway, open plan fitted kitchen with electric oven, gas hob and extractor fan, space for washing machine and tall standing fridge freezer, lounge with French doors, hallway with additional storage, two bedrooms and a family bathroom with low level basin, w.c, bath and mains shower above.

The property benefits from having access to a loft, partially boarded with additional shelving fitted, double glazing throughout, gas central heating, off road parking with a designated car parking space and phone intercom system.

The second floor apartment was built in 2009 and is conveniently located within walking distance of Coventry city Centre, close to Jimmy Hill Way providing good access to all parts of the city and is available with vacant possession.





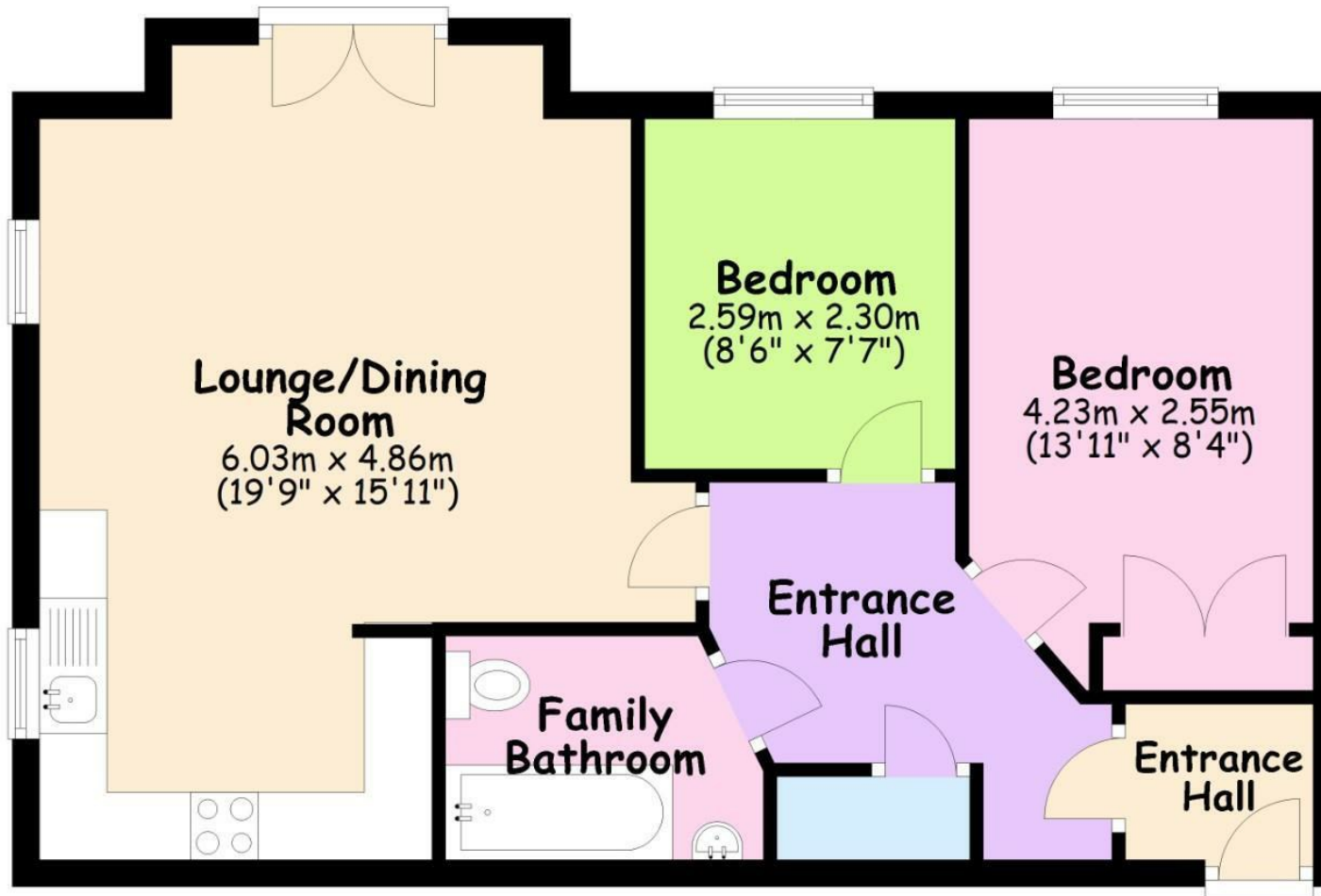
- Stoke
- Top floor Apartment
- Open plan kitchen
- Two bedrooms
- Family bathroom
- Intercom system
- Designated Parking space
- Ideal Investment opportunity
- Excellent road links
- Located on previous site of Highfield Road



Floor Plan

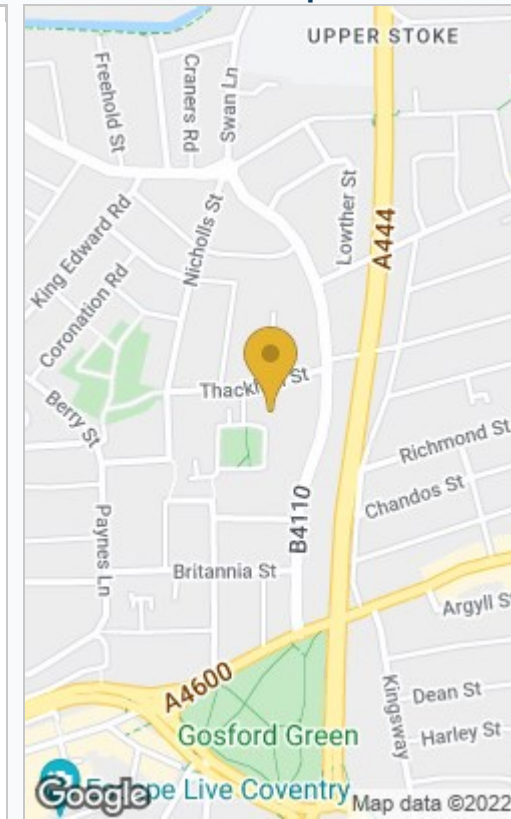
Ground Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



Total area: approx. 53.2 sq. metres (572.5 sq. feet)

Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales		
EU Directive 2002/91/EC		

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