

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Flat 10, Seymour House Sandy Lane  
Coventry, CV1 4BE

**Offers Over £85,000**





## Flat 10, Seymour House Sandy Lane

Coventry, CV1 4BE

This purpose built ground floor apartment is located in the popular residential area of Radford and is in within walking distance of Coventry city centre.

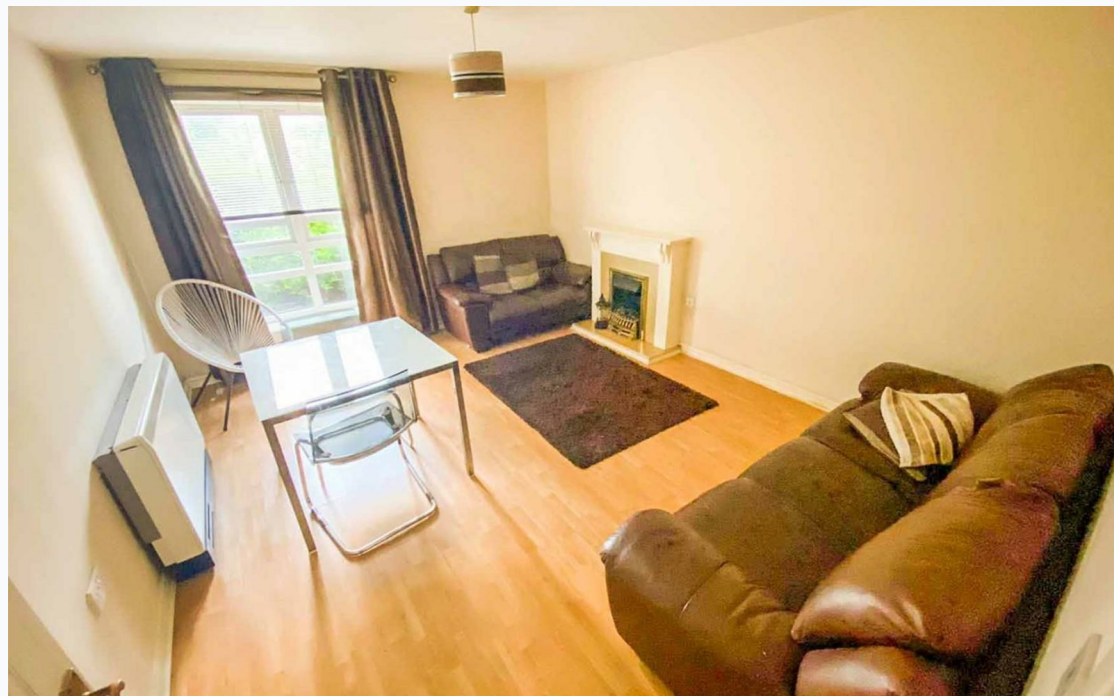
The property is accessed via a communal entrance hall and in brief comprises entrance hall, lounge/dining room, kitchen with a range of modern units with integrated hob and oven, family bathroom with bath, w.c and sink, and double bedroom with a fitted wardrobe. The property also benefits from electric storage heating and UPVC double glazing.

Outside there are communal gardens and allocated parking for a vehicle. The property would be ideal for a first time buyer or investor and internal viewing is highly recommended.

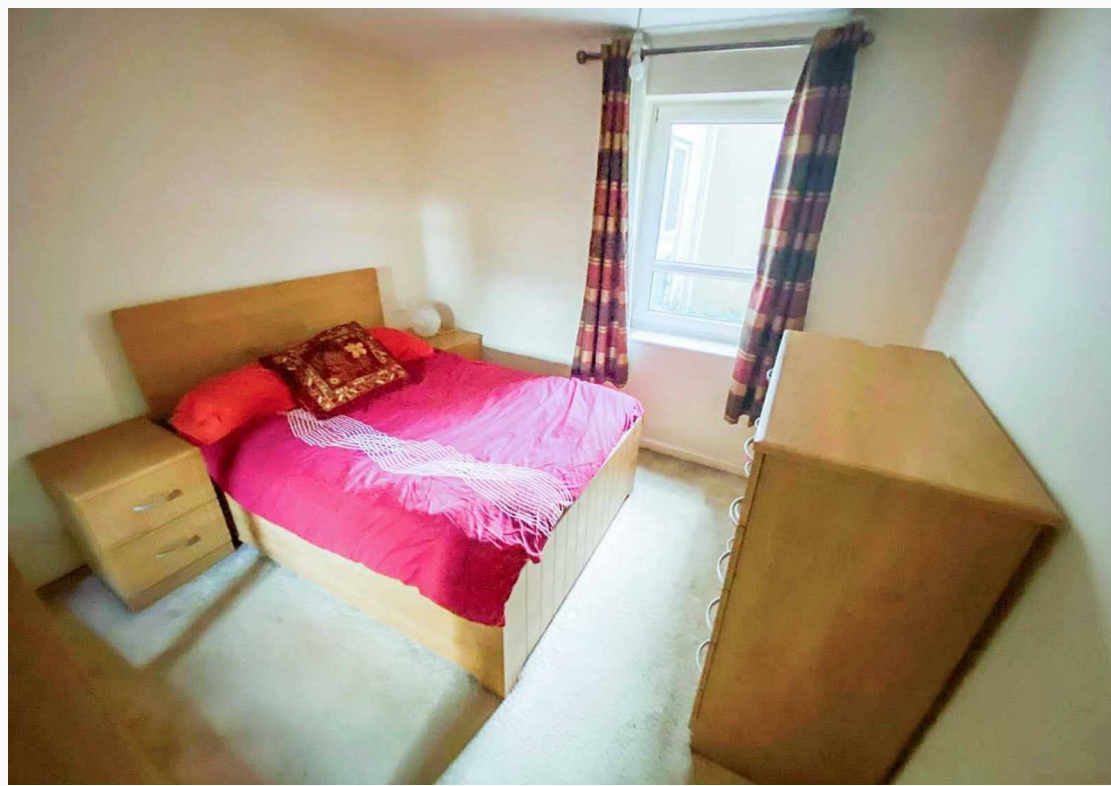
Ground Rent £100 per annum

Service Charge £1080 per annum

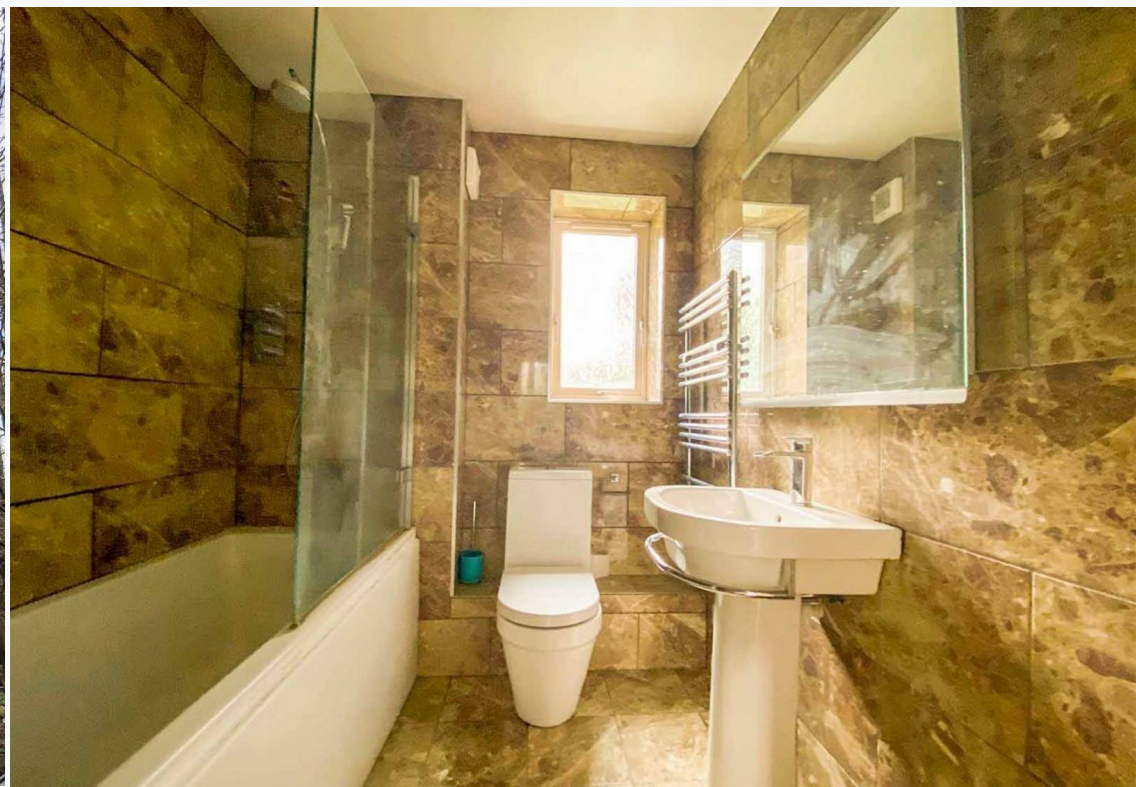
The apartment is located close to excellent road network links, is a short distance from the A444 and M6 and close to local amenities. To arrange a viewing please contact Loveitts on 024 76258 421.





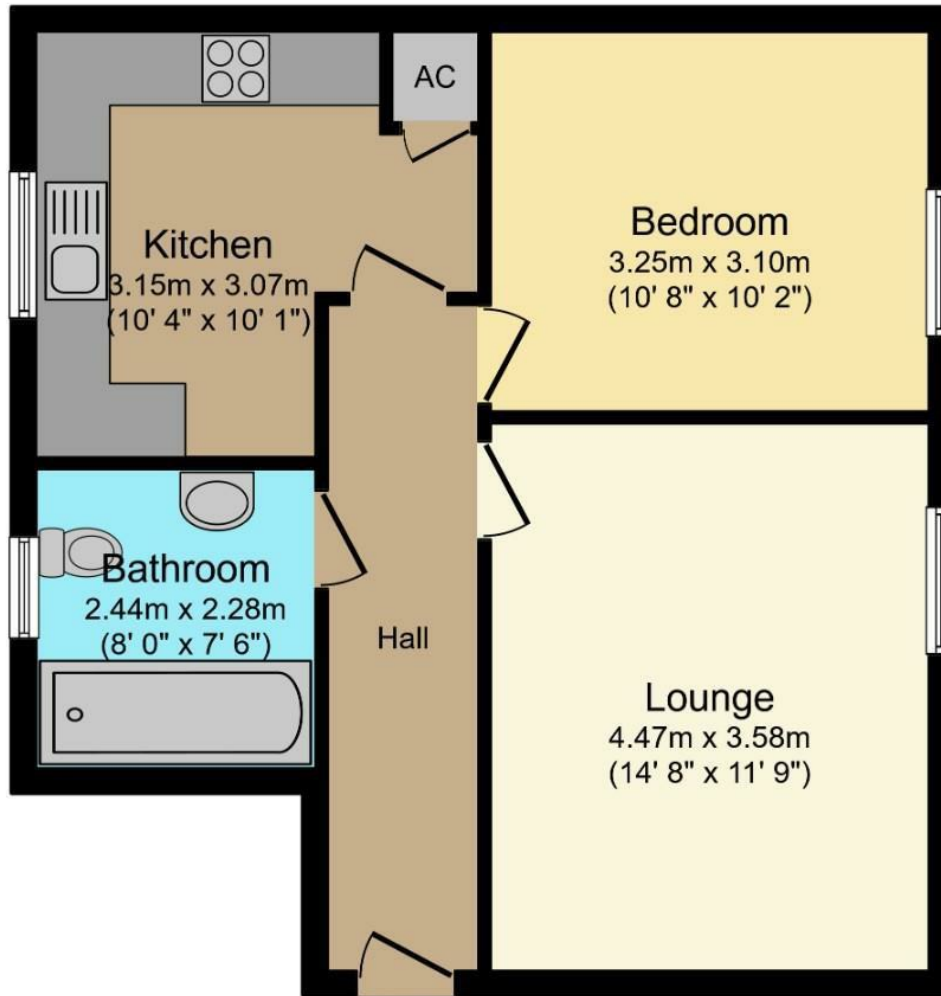


- Ground Floor Apartment
- Lounge/Dining Room
- Kitchen with Hob & Oven
- Bedroom With Fitted Wardrobe
- Modern Bathroom Suite
- Electric Storage Heaters
- PVCu Double Glazing
- Communal Gardens
- Allocated Parking
- Ideal FTB/Investment Buy





## Floor Plan



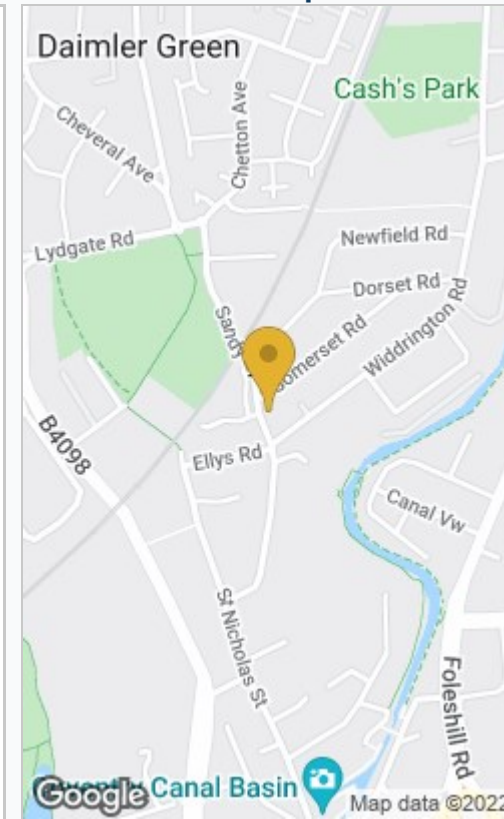
Floor area 52.0 sq. m. (560 sq. ft.) approx

Total floor area 52.0 sq. m. (560 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>77</b>

EU Directive 2002/91/EC

England & Wales

EU Directive 2002/91/EC



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