



1
Bedroom

1
Bathroom



Modern Ground-Floor Apartment in Sought-After Stoke, Coventry

Suttons Estate Agents are delighted to bring to market this stylish and well-presented one-bedroom ground-floor apartment in the popular residential area of Stoke, Coventry. Ideal for first-time buyers, downsizers, or investors, this property offers a blend of modern living and convenience in a highly desirable location.

A Welcoming Entrance

Upon entering the apartment, you are greeted by a welcoming hallway, complete with a secure entry phone system. The hallway features two storage cupboards, providing plenty of space to keep everyday essentials neatly tucked away. This is a fantastic feature, often missing in modern apartments, offering practicality and organisation from the moment you step inside.

Spacious Double Bedroom with Fitted Wardrobes

The bedroom is generously sized, easily accommodating a double bed and additional furniture. The built-in wardrobes provide ample storage, keeping the room clutter-free while maintaining a sleek and stylish aesthetic. The neutral décor and large window allow for plenty of natural light, creating a bright and airy space perfect for relaxation.

Modern Bathroom with a Touch of Luxury

The bathroom is beautifully presented, boasting a white tiled suite, an electric shower over the bath, and a built-in TV—an indulgent touch that makes unwinding in the bath after a long day even more enjoyable. The contemporary finish and thoughtful details ensure this space is both stylish and functional.

Open-Plan Living & Kitchen Area

The heart of the apartment is the open-plan lounge, dining, and kitchen area. Designed to maximise space and light, this modern layout is perfect for both relaxing and entertaining. The kitchen comes fitted with an oven, electric hob, and ample space for appliances, allowing for a practical and efficient cooking space. The seamless flow into the lounge and dining area ensures a sociable atmosphere, ideal for hosting guests or simply enjoying day-to-day life.

Energy Efficiency & Comfort

This apartment is fully double-glazed and benefits from gas central heating, ensuring warmth and energy efficiency all year round. The combination of modern fixtures and practical features makes this a comfortable and cost-effective home.

Allocated Parking & Secure Entry

One of the standout features of this property is the allocated parking space—an invaluable asset in a busy city. Additionally, the secure entry phone system provides peace of mind, adding an extra layer of security and convenience.

Prime Location in Stoke, Coventry

The apartment is located in the popular Stoke area, a well-connected and sought-after neighbourhood. Residents benefit from easy access to local amenities, including shops, supermarkets, cafes, and restaurants. The city centre is just a short drive or bus ride away, offering a wide range of shopping, entertainment, and leisure options.

For commuters, the property boasts excellent transport links, with Coventry train station nearby, providing direct routes to Birmingham and London. The location is also well-served by bus routes and major road networks, making travel around the city and beyond effortless.

Perfect for First-Time Buyers or Investors

Whether you're a first-time buyer looking for a stylish and convenient home or an investor seeking a property with strong rental potential, this apartment ticks all the boxes. The Stoke area is popular with professionals, students, and young couples, ensuring consistent demand for rental properties.

Book Your Viewing Today!

Don't miss out on this fantastic opportunity to own a well-presented, modern apartment in a prime Coventry location. Call Suttons Estate Agents today to arrange a viewing and see everything this wonderful property has to offer.

Good to know:

The vendor has found a property.

Leasehold - 130 years remaining.

Service charge - £1360 pa

Ground rent £62 every 6 months.

Council Tax Band A

EPC - C

Combi Boiler approx. 13 year old


Measurements in foot:

Bedroom 1 - 14.3 x 8.4

Bathroom - 5.8 x 6.6

Lounge/Diner/Kitchen - 15 x 18



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 135 Swan Lane, CV2

