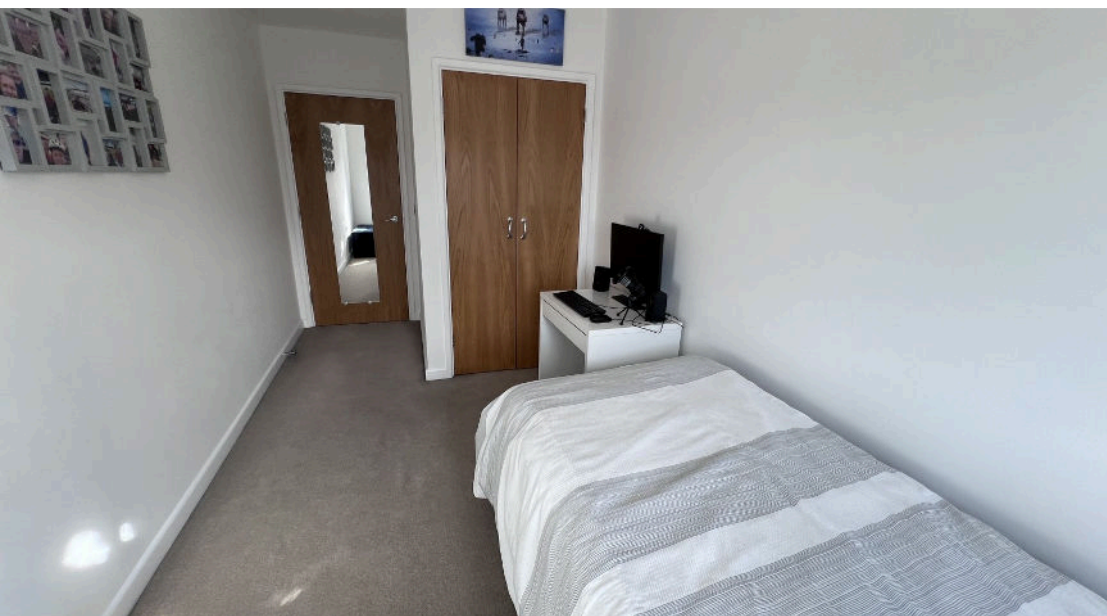
 **2**
Bedrooms

 **2**
Bathrooms



****IDEAL FIRST TIME BUY**GAS HEATING**CLOSE TO HOSPITAL****

Suttons Estate Agents proudly presents a fantastic opportunity to own a beautifully presented two-bedroom, two-bathroom top-floor apartment located in the popular area of Binley. This contemporary property boasts a range of desirable features, including a modern kitchen complete with integrated appliances (fridge/freezer, dishwasher, washing machine, oven, gas hob). The spacious lounge offers ample natural light and leads onto not one, but two Juliet balconies, providing picturesque views of the surrounding area.

Both bedrooms are generously sized and come with built-in storage, offering practicality and convenience. The master bedroom benefits from a south-facing Juliet balcony and, a stylishly appointed en-suite shower room, while a part-tiled family bathroom serves the additional bedroom and guests alike.

Practicalities haven't been overlooked, with double glazing and gas central heating ensuring year-round comfort, while a video entry phone system provides peace of mind. Ample storage options, including loft storage with a pull-down ladder and boarding and an additional storage cupboard, cater to organizational needs.

Parking is provided with one allocated space in the gated community, offering off-road convenience. Residents also enjoy access to communal garden spaces, perfect for relaxation or socializing.

The location couldn't be more convenient, with a plethora of local amenities just a stone's throw away. From Tesco to Walsgrave Hospital, Warwickshire Shopping Park to Binley Business Park, everything you need is within easy reach. With excellent transport links nearby, commuting is a breeze, making this property ideal for professionals and families alike.

Don't miss out on this fantastic opportunity to own a slice of modern living in Binley. Contact Suttons Estate Agents today to arrange a viewing.

Good to know:

Tenure - Leasehold with approximately 108 Years remaining (expires 2132)

Ground Rent - £280 per annum.

Service Charge - £1,392 per annum.

No onwards chain and sold vacant.

Council Tax Band - B - £1,700 per annum.

Total floor area - 64 square meters / 688 Square foot.

Top floor apartment (2nd floor) - stair access, no lift.

The gas Boiler located in the kitchen is believed to be the original (Approx 14yrs old) and last serviced in October 2023.

Boarded Loft accessed via the hallway with a pull-down ladder

If rented we estimate a rental amount of £925pcm.

Entrance hall - 1.2m x 4.6m - (3'11 x 15'1)

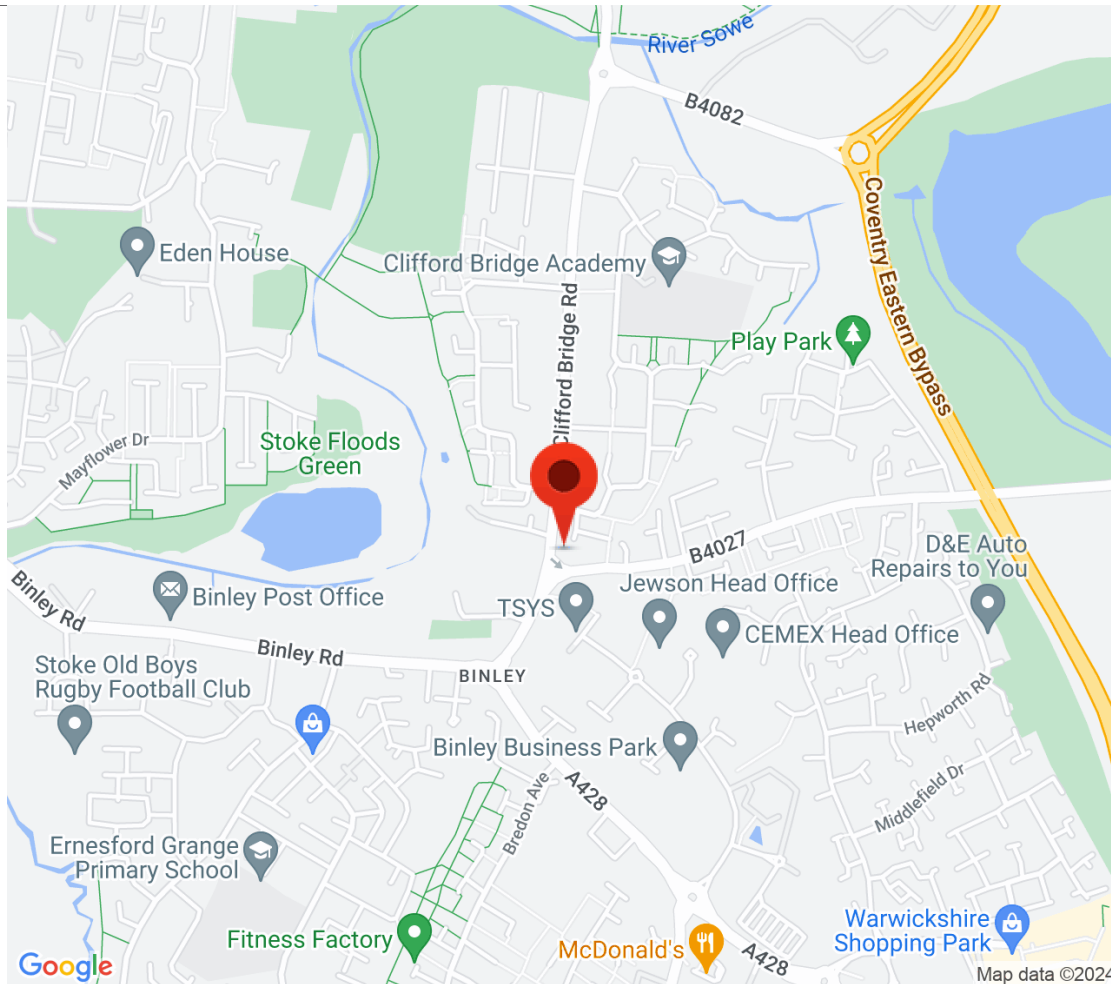
Open plan lounge/kitchen/diner - 6.0m x 3.8m - (19'8 x 12'6)


Bedroom 1 - 3.8m x 3.5m - (12'6 x 11'6)

Ensuite - 2.3m x 1.4m - (7'7 x 4'7)

Bedroom 2 - 4.92m x 2.2m - (16'2 x 7'3)

Bathroom - 2.45m x 2.75m - (8'0 x 9'0)



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

Address: Beltane Court, Brinklow Road, Binley, Coventry, CV3 2SQ

