



**23 Gillquart Way,
Coventry, CV1 2UE**

Asking price: £147,500

For Sale



2



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1

- Top floor flat with southerly facing balcony
- Entryphone security, Allocated Parking
- Close to Tech Park, Cov Uni and City centre
- Double glazed and Economy Seven heating
- Hall, big lounge/ Diner
- Fitted Kitchen with appliances
- 2 Bedrooms & refitted shower room

Location: from the ring road J5 onto Mile Lane, left at lights into Puma Way, third exit into Deasy Road, 2nd exit into Quarryfield Lane. 3rd right into Gilquart Way.

**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

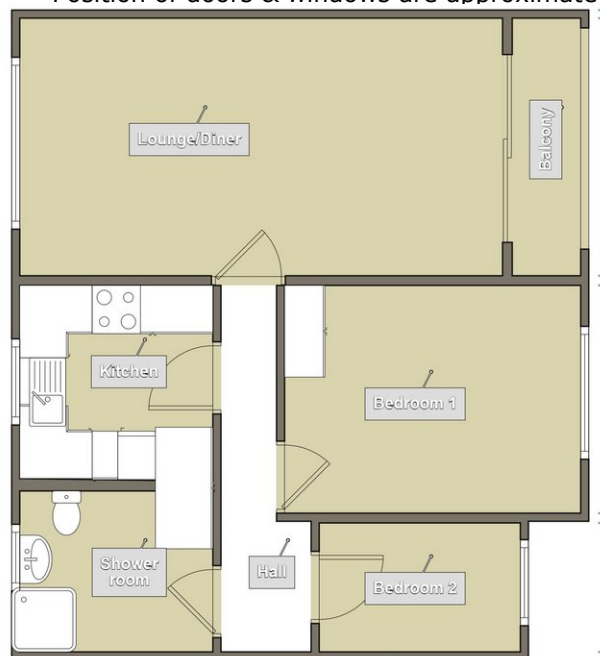
Call **02476 258492**

Website: www.covagent.co.uk

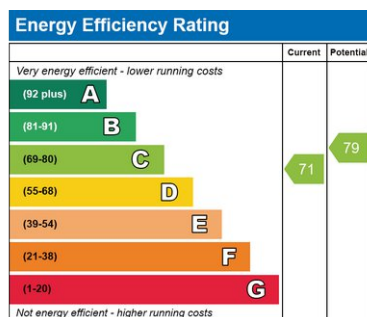


Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



Modern 2nd floor Apartment, with double glazing, security entry phone security system, hall, lounge/diner with southerly facing Balcony, fitted kitchen, refitted bathroom, two bedrooms and allocated parking space. Superbly located on the edge of the City Centre and within easy reach of the JLR site at Whitley, the Technology Park and Cov Uni with shops and buses nearby. There is easy access to the city Centre, a 10 mins walk, yet it is only a short drive to the main UK motorway network, via the A45/A46



Ground floor Entrance	With stairs to the 2nd floor
Hall	with entryphone, night store heater , airing cupboard containing the hot water tank
Lounge/Diner	6.00 x 3.22 - (19'8" x 10'7") with night store heater uPVC sealed unit double glazed rear window and uPVC sealed unit double glazed sliding patio doors onto a balcony with southerly aspect.
Kitchen	2.40 x 2.40 - (7'10" x 7'10") with range of beech style base and wall units with roll edge worktops, electric hob, built under oven, washing machine and tall fridge freezer.
Bedroom 1	3.68 x 2.83 - (12'1" x 9'3") with uPVC sealed unit double glazed window and thermostatic heater. Built in double door wardrobe
Bedroom 2	2.50 x 1.85 - (8'2" x 6'1") uPVC sealed unit double glazed window and thermostatic heater
Refitted Bathroom	With corner Shower cubicle, low level Wc and wash basin. Full height wall tiling.
Outside	There is an allocated parking space plus visitors parking.
Tenure	Leasehold on a 999 year lease from 2002, therefore 977 years remaining. Current Ground rent is £
Service Charge	£1000 pa covering building and common area cleaning & maintenance, block insurance etc.
Council Tax	Band B

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

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