



## Pickering Lodge

Coleshill Road, Chapel End, CV10 0QE

**£775 Per Calendar Month**



Welcome to Pickering Lodge, a delightful apartment located on Coleshill Road in the charming area of Chapel End. This modern property, built between 2000 and 2009, offers a comfortable and inviting living space, perfect for individuals or small families seeking a convenient home.

The apartment features a well-proportioned reception room, ideal for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for rest and privacy. The bathroom is thoughtfully designed, catering to your everyday needs. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

For those with a vehicle, parking is available for one car, providing added convenience. The property boasts an impressive Energy Performance Certificate rating of B, reflecting its energy efficiency, while the council tax band A ensures that living costs remain manageable.

This apartment is immediately available, making it an excellent choice for those looking to move in without delay. Please note that the property is not suitable for smokers or pets, ensuring a peaceful environment for all





Entrance

Via communal hall with stairs leading to the apartment entrance door into

Entrance Hall

Double radiator, central heating thermostat, intercom entry phone, access to loft space, door to Storage cupboard, doors to:

Lounge 11'7" x 16'3" (3.52m x 4.96m)

Double glazed window to rear, radiator, TV point, opening to:

Fitted Kitchen 5'4" x 11'1" (1.62m x 3.39m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring hob with pull out extractor hood over, concealed combination boiler serving heating system and domestic hot water.

Bedroom 11'7" x 16'1" (3.52m x 4.89m)

Double glazed window to rear, double radiator.

Bedroom 9'11" x 11'3" (3.02m x 3.44m)

Double glazed window to side, double radiator.

Bathroom

Fitted with two piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point and light, ceramic tiled flooring.

Outside

To the rear of the property is an allocated parking space accessed by roller-shutter door

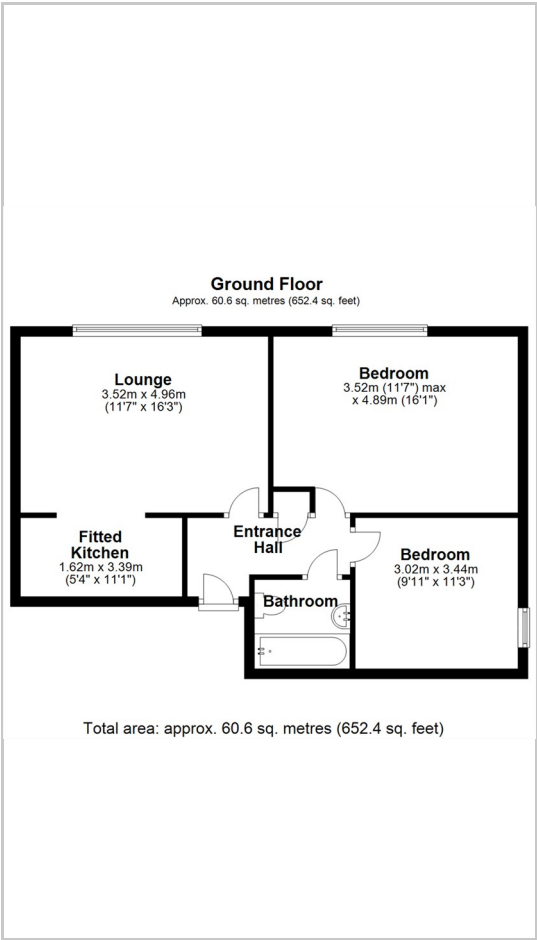
General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

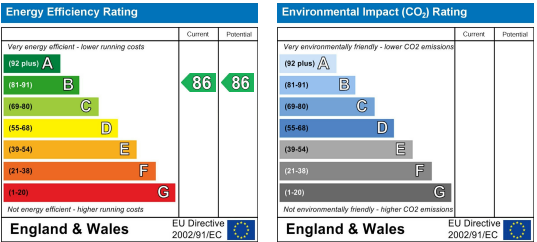
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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