



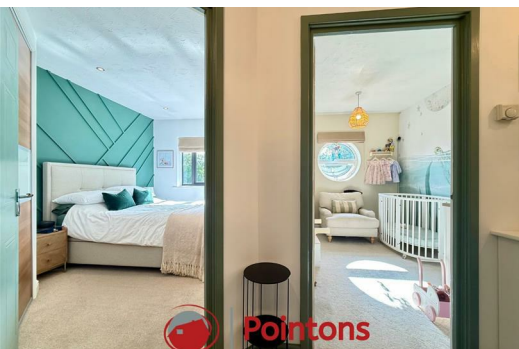
**Grindle Road, Coventry**  
**CV6 6DS**  
**Guide Price £165,000**

Located in the popular area of Longford, this stylish apartment on Grindle Road offers the perfect combination of modern living and everyday convenience. Measuring approximately 692 sq ft, it is well-suited to first-time buyers, couples, small families, or investors.

The highlight of this home is the spacious reception room, complete with a feature media wall and direct access to a private balcony overlooking the canal – the ideal spot to unwind and enjoy peaceful waterside views. Large windows ensure the living space is bright and welcoming, while the layout flows seamlessly throughout.

The property offers two well-proportioned bedrooms, a modern bathroom, and a functional, well-equipped kitchen, catering perfectly to contemporary lifestyles.

Externally, the apartment benefits from allocated parking, while the location provides excellent access to shops, schools, and parks. Strong public transport and road links connect easily to Coventry city centre and beyond.





#### Entrance Hall

3'8" x 0'9" (1.13m x 0.23m)

Entrance door to apartment, telephone intercom, central heating thermostat, radiator side, doors two

#### Living Room

14'5" x 13'5" (4.39m x 4.10m)

Feature media wall with integrated fire and mounted TV, French daughter balcony, TV and Internet port, door two

#### Kitchen

7'10" x 13'5" (2.39m x 4.10m)

Fitted with matching base and eyelevel units with workspace over, stainless steel sink with drainer and mixer tap, integrated electric hob, integrated gas oven with extractor fan above, plumbing for washing machine and dishwasher, tiled splashback, radiator to front window to rear

#### Bedroom 1

10'11" x 9'5" (3.32m x 2.86m)

Integrated wardrobe with sliding mirror door, window and radiator to front

#### Bedroom 2

10'4" x 7'10" (3.16m x 2.38m)

Window and radiator to side

#### Bathroom

7'10" x 4'11" (2.39m x 1.49m)

Fitted with a three-piece suite comprising of a deep panel bath with mixer taps, shower and shower screen fitted above bath, close couple WC, vanity style hand wash basin with underneath storage, chrome towel heater, tiling towards surrounding bath and shower

#### Balcony

2'9" x 9'3" (0.84m x 2.82m)

#### Good to Know

Age: 2003-2006

Heating: Gas central heating

Top floor apartment with spacious loft

Total SqFt: 692.12

Loft: Insulated

Energy efficiency rating: tbc

Council tax band: D

#### Tenure

Tenure: Leasehold

Council Tax: B

Lease Remaining: 102

Service charge: £81.81pcm (annually £981.72)

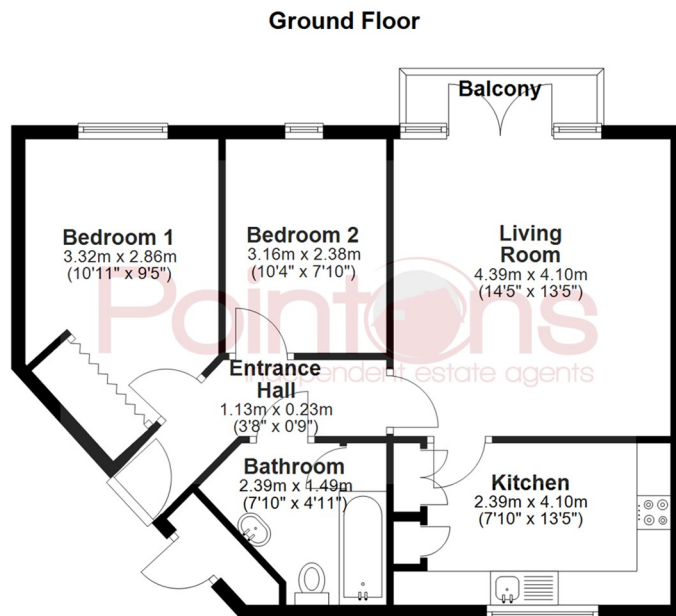
Current ground rent: £60.00 Per Year

Ground rent review period: every 0

Annual ground rent increase: 0%

#### Disclaimer

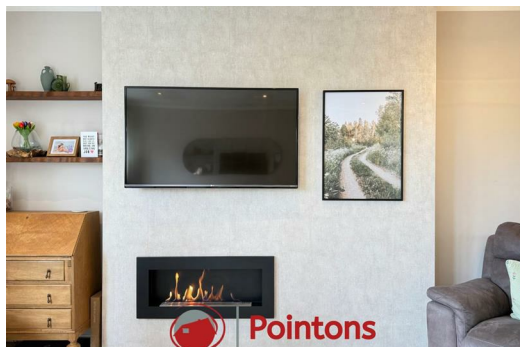
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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