



2086 Coventry Road, Sheldon

£850 Per month

- STUNNING APARTMENT
- SECURE ENTRY SYSTEM
- OPEN PLAN LOUNGE/KITCHEN
- SHOWER ROOM
- ECO ELECTRIC HEATING
- RECENTLY CONVERTED BLOCK
- LIFTS TO ALL FLOORS
- DOUBLE BEDROOM
- TRIPLE GLAZING
- PARKING SPACE

LUXURY LIVING - A stunning, recently converted apartment available from 1st April on a furnished basis. This well appointed property is in a superb location near to a wealth of shops, facilities and transport links. The apartment comprises entrance hall, open plan lounge/kitchen, double bedroom, shower room and utility cupboard. Communal facilities include secure entry system, two lifts, on site gym, roof top garden and cycle storage. Available from 1st April furnished. EPC: D

COMMUNAL ENTRANCE

Secure entry system into the building and stairs and lifts to all floors

ENTRANCE HALL

Fire door in to the entrance hall, secure entry video phone, eco electric radiator, integrated freezer, power and light points and doors to:-

OPEN PLAN LOUNGE/KITCHEN

9'11 x 16' (3.02m x 4.88m)

The lounge area has two triple glazed windows to the front, eco electric radiator, power and light points. The kitchen comprises eye level, drawer and base units with a work surface over incorporating a sink/drainage with mixer tap and laminate splash backs. Fitted electric oven, inset ceramic hob with a glass splash back and extractor hood over, integrated dish washer and fridge, power and light points

BEDROOM

8'2 x 18' (2.49m x 5.49m)

Triple glazed window to the front, eco electric radiator, fixed storage cupboards, power and light points

SHOWER ROOM

Fitted with a shower cubicle with bar shower, vanity sink and a low level flush WC. Tiling to splash prone areas, heated towel rail, extractor fan and ceiling spot lights

UTILITY CUPBOARD

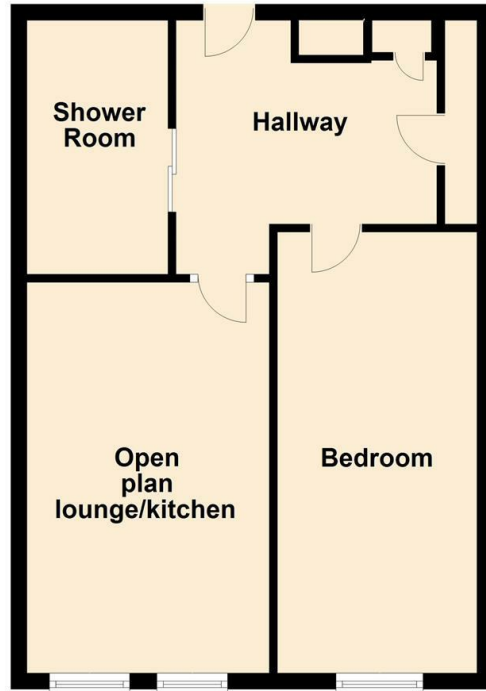
Hot water cylinder, fuse box, space and plumbing for a washing machine, power and light points.

FLOOR PLAN

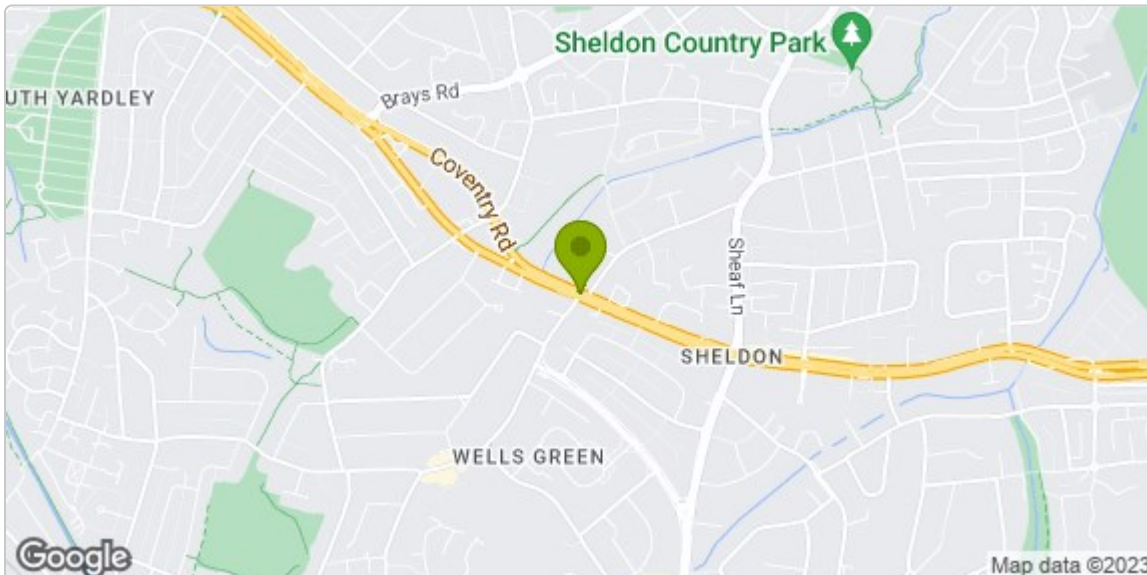
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Total area: approx. 45.7 sq. metres (491.4 sq. feet)



Lyndon Place 2086 Coventry Road Sheldon Birmingham B26 3YU

Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	