



Suffolk Court, Nod Rise, Coventry

Offers Over £180,000 Leasehold

Beautifully Presented Ground-Floor Apartment with Balcony, Garage & No Chain

Description

Oakmere Signature Homes is delighted to present this beautifully presented ground-floor apartment, situated within the popular and established Mount Nod area of Coventry and offered for sale with no onward chain.

Recently redecorated throughout and ready to move straight into, the property offers a fantastic opportunity for first-time buyers, downsizers and investors alike, particularly those looking for a low-maintenance home in a peaceful residential setting.

The accommodation is well proportioned throughout, comprising a welcoming entrance hallway, spacious living area, fitted kitchen, generous bedroom and bathroom. The property is fully electric, offering straightforward and low-maintenance living.

One of the standout features of the apartment is its private balcony, providing a lovely space to sit outside and enjoy the outlook over the greenery to the rear. With its leafy aspect and peaceful surroundings, it is an ideal spot for a morning coffee or to unwind during the warmer months.

Being positioned on the ground floor, the apartment also benefits from easy ramp access into the building, making it particularly convenient and accessible for a wide range of buyers.



Externally, the property comes with its own allocated garage, providing valuable parking or additional storage and also benefiting from electrics. The roof to the apartment building has been replaced and benefits from a 20-year warranty, providing further reassurance for the incoming owner.

Suffolk Court enjoys a quiet residential position within Mount Nod, while remaining conveniently placed for everyday amenities and transport connections, with straightforward access into Coventry city centre and surrounding areas.

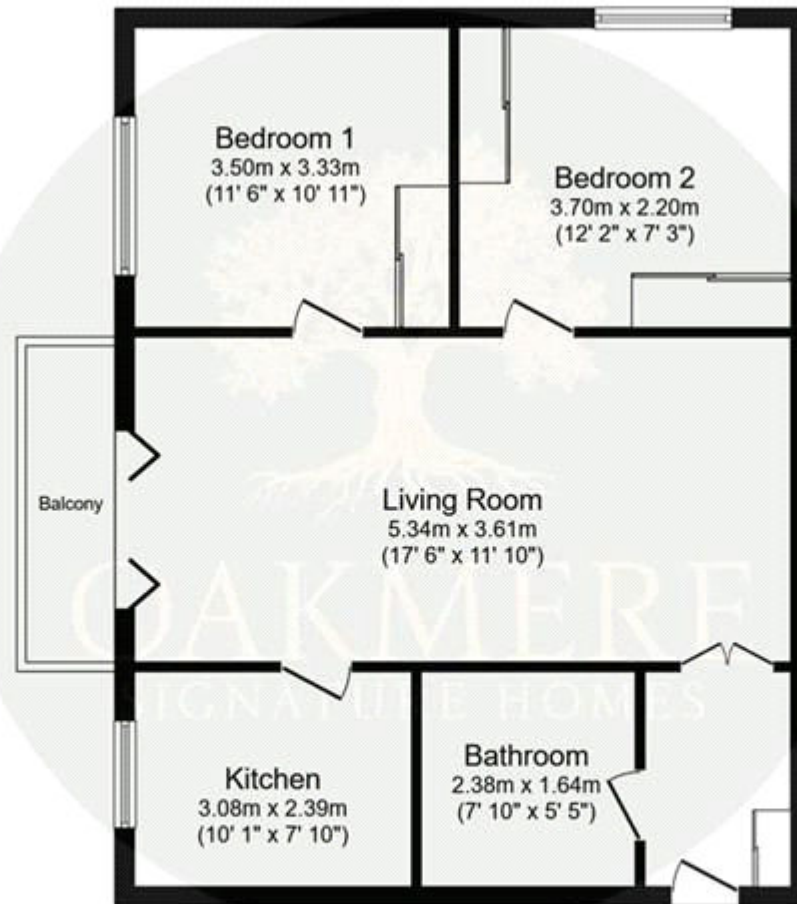
The property is offered on a leasehold basis with a service charge of approximately £115 per month (£1,380 per annum).

With its no onward chain, ground-floor position, fully electric accommodation, peaceful green outlook, private balcony, allocated garage, accessible entrance and move-in-ready presentation, this is a fantastic opportunity for a variety of buyers.

Early viewing is highly recommended to fully appreciate the accommodation and peaceful setting on offer.

Council Tax Band: B (Coventry City Council)
Tenure: Leasehold (938 years)
Service Charge: £1,380 per year
Tenure: Leasehold
Service Charge: £1,380 per annum
Ground Rent: £0 / none payable
Lease Remaining: TBC
Parking options: Garage

Tenure
Leasehold



Floor Plan

Total floor area: 69.4 sq.m. (747 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 Oakmere Signature Homes Ltd - Head Office
 Friars House, Manor House Drive, Coventry, West Midlands CV1 2TE
 Tel: 02477360410 Email: gurpal@oakmeresignaturehomes.com Website:

