



3 LEALHOLME COURT

COVENTRY, CV5 6QT

- Spacious First Floor Apartment
- Two Bedrooms
- Great Size Living Room
- Superb Earlsdon Location
- 999 Year Lease
- Balcony & Garage
- Dining Kitchen
- EPC Rating TBC
- Council Tax Band D



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THE PROPERTY

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Spacious First Flor Apartment ~ Two Bedrooms ~ Long Lease ~ No Chain ~ Garage ~ Parking in Residents Car Park

A spacious first floor apartment nestled in the corner of this most attractive and popular development. One of the more unique and interesting features of this home is that the apartment block can be accessed from both St Andrews Road and Beechwood Avenue.

The flexible accommodation briefly offers; intercom controlled communal Entrance Hall with stairs that rise up to the first floor, inside apartment 3 there is an Entrance Hall, spacious Living Room with a Balcony, fitted Kitchen, Family Bathroom and two double Bedrooms. The Master Bedroom is a really good size. Both bedrooms are located on the quieter St. Andrews Road side of the development.

Externally there is direct vehicular access from Beechwood Avenue to the residents car park and to your brick garage which is numbered with corresponding apartment number. There is also pedestrian access on to St. Andrews Road and then only a five minute walk into the heart of Earlsdon.

The Apartment is Leasehold held on a 999 year lease from November 2003 the monthly maintenance charge is approximately £100 per month.

Please call Elizabeth Davenport Coventry office and one of our friendly team will be happy to make all of the viewing arrangements.



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THE LOCATION

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Recently mentioned in The Sunday Times "Best places to live in the Midlands", Earlsdon is now widely considered to be the most desirable residential district in Coventry and in recent years the main shopping street has become a bustle of business and leisure activity. There are numerous restaurants, bistros and wine bars as well as a wide selection of retail outlets along the main street. Fine local amenities include Earlsdon Library, The Criterion Theatre, Hearsall Golf Club and Beechwood Lawn Tennis Club.

Earlsdon has it's own excellent primary school and the area comes within the catchment for Finham Park Secondary School. Also located on the edge of Earlsdon is the highly regarded King Henry VIII school.

For executives and those working in London, Coventry Railway Station is less than 1.5 miles away and Canley Station is just a short walk. Both offer travel to London Euston in less than 60 minutes.

ELIZABETH DAVENPORT
MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management

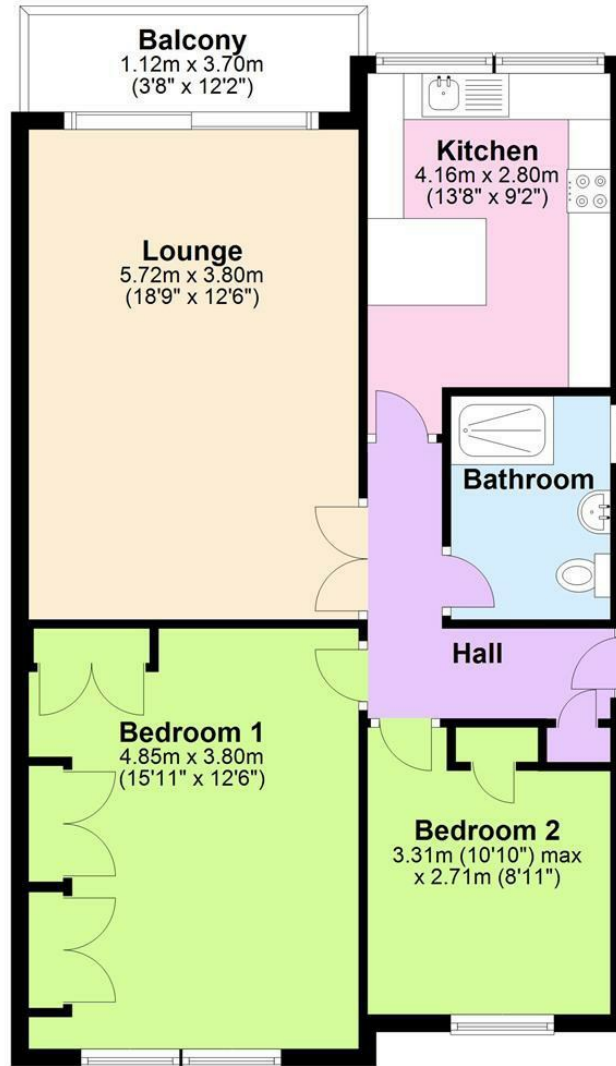
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Call us for a free property appraisal, we're here to help you move.

THE FLOORPLAN

First Floor

Approx. 71.4 sq. metres (768.9 sq. feet)



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