


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

TAWNY GROVE,
CANLEY, COVENTRY, CV4 8NL

OFFERS IN THE REGION OF
£195,000

TAWNY GROVE



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Nestled in a prime investment location, this immaculate new build apartment offers a perfect blend of contemporary design, spacious living, and unparalleled convenience. Whether you are a savvy investor seeking a lucrative opportunity or a first-time buyer looking for your ideal home, this property promises a lifestyle of comfort, style, and unmatched accessibility.

As you enter the apartment you are welcomed with a spacious hallway with not one but two storage cupboards, a light and airy kitchen, immaculate bathroom, living room and two double bedrooms. The property also comes with one parking space however there is plenty of parking for visitors anytime of the day. As the apartment is only two years old there is a long lease of 996 years remaining. In summary, this new build apartment is not only well-presented

throughout but also an excellent investment opportunity due to its prime location near Warwick University. It is equally suitable for first-time buyers who want to experience the best of both modern living and an engaging community. Don't miss the chance to make this apartment your new home or investment property – schedule a viewing today!

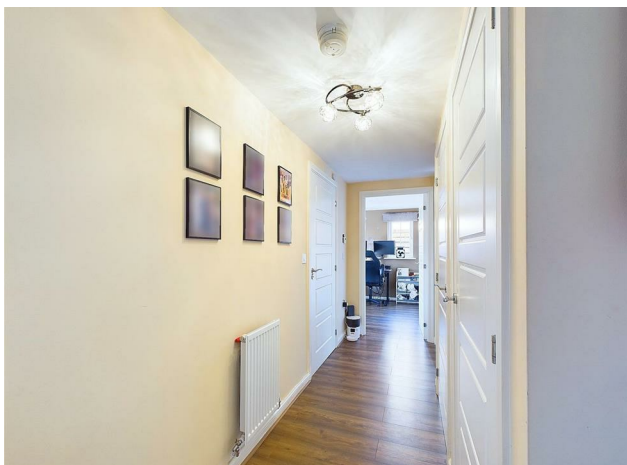
Living Room 14'4" x 10'5"

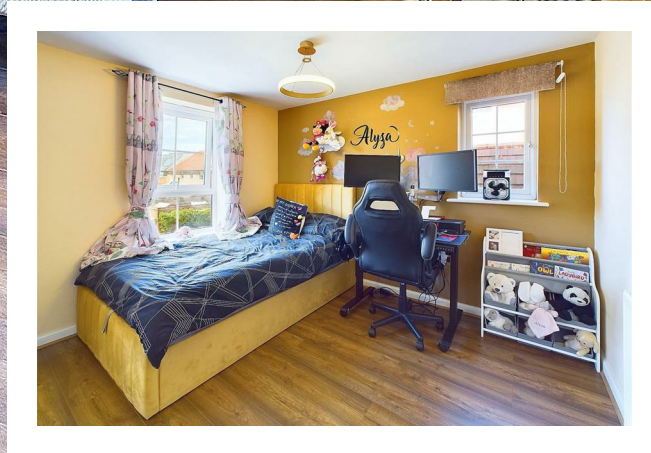
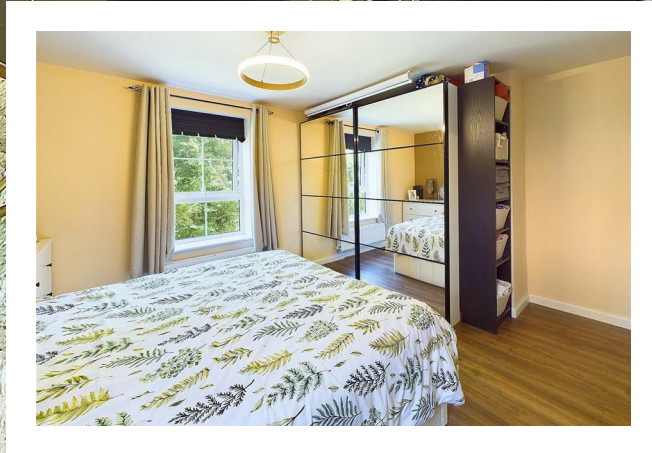
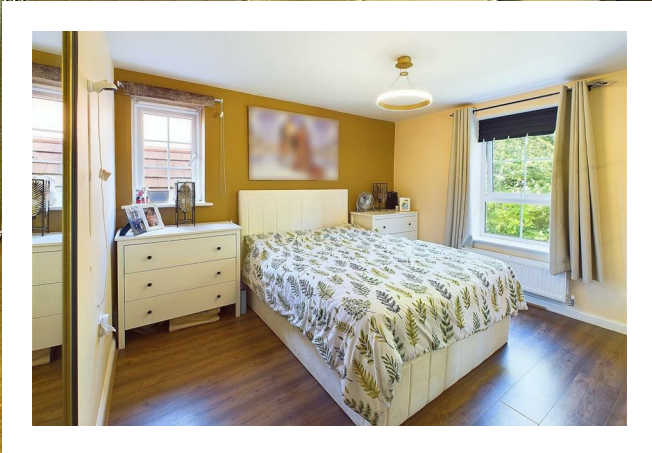
Kitchen 10'7" x 10'4"

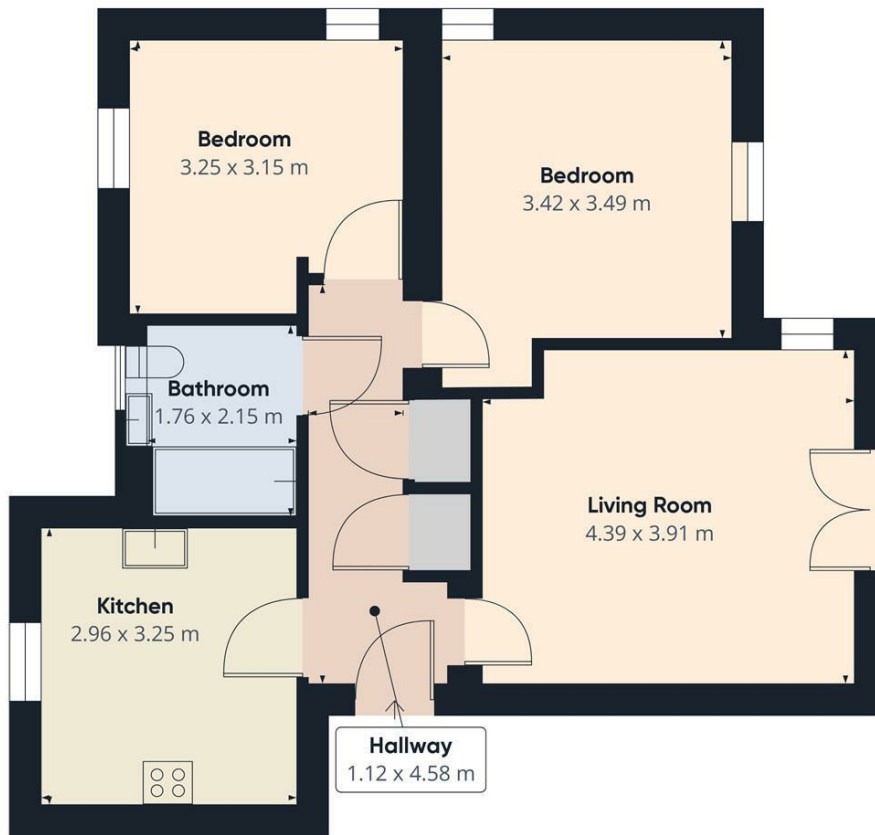
Master Bedroom 11'5" x 11'2"

Bedroom Two 10'7" x 10'4"

Bathroom 7'0" x 5'9"







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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