



Flat 15, St. Marys House, 417 Broad Lane Eastern Green, Coventry, CV5 7AX

**** TENANT IN SITU UNTIL APRIL 2025 ACHIEVING £800 PCM **** An ideally positioned, modern ground floor apartment situated to the rear of this much sought after development. With the benefit of both electric heating and double glazing, there are well kept communal gardens together with one allocated parking space. Briefly the accommodation includes entrance hall, two good-sized bedrooms, one with ensuite shower room, well fitted bathroom and spacious open plan lounge/fitted kitchen. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Eastern Green is a mainly residential suburb to the far west of Coventry. Easy access to and from the city centre is available via Broad Lane and the nearby A45 allows excellent access to a number of other local areas. Renowned for its excellent choice of facilities such as sought after schools, for all ages and various daily shops, therefore ideal for young families.

£150,000

Flat 15, St. Marys House, 417 Broad Lane

Eastern Green, Coventry, CV5 7AX



- EXCELLENT INVESTMENT OPPORTUNITY
- PRINCIPLE BEDROOM WITH ENSUITE
- ONE ALLOCATED PARKING SPACE
- STYLISH GROUND FLOOR APARTMENT
- SUPERB OPEN PLAN LOUNGE/KITCHEN
- TENANTED UNTIL 2025
- ELECTRIC HEATING, DOUBLE GLAZING
- WELL KEPT COMMUNAL GARDENS

ON THE GROUND FLOOR

Entrance Hall

14'0" x 3'3" (4.29m x 1.01m)

Bedroom No.1

13'7" x 8'3" (4.16m x 2.52m)

Ensuite Shower Room

7'0" x 5'0" (2.14m x 1.54m)

Bedroom No.2

9'10" x 7'11" (3.00m x 2.42m)

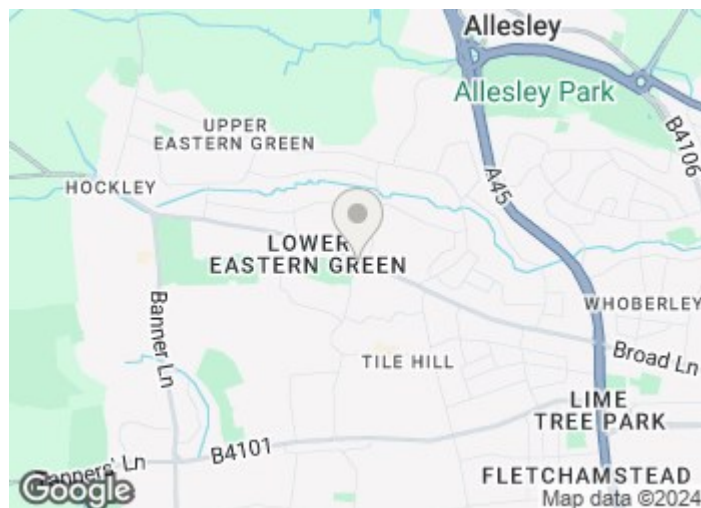
Bathroom

6'10" x 6'6" (2.10m x 2.00m)

Spacious Open Plan Lounge/Fitted

Kitchen

24'3" 10'9" (7.40m 3.29m)



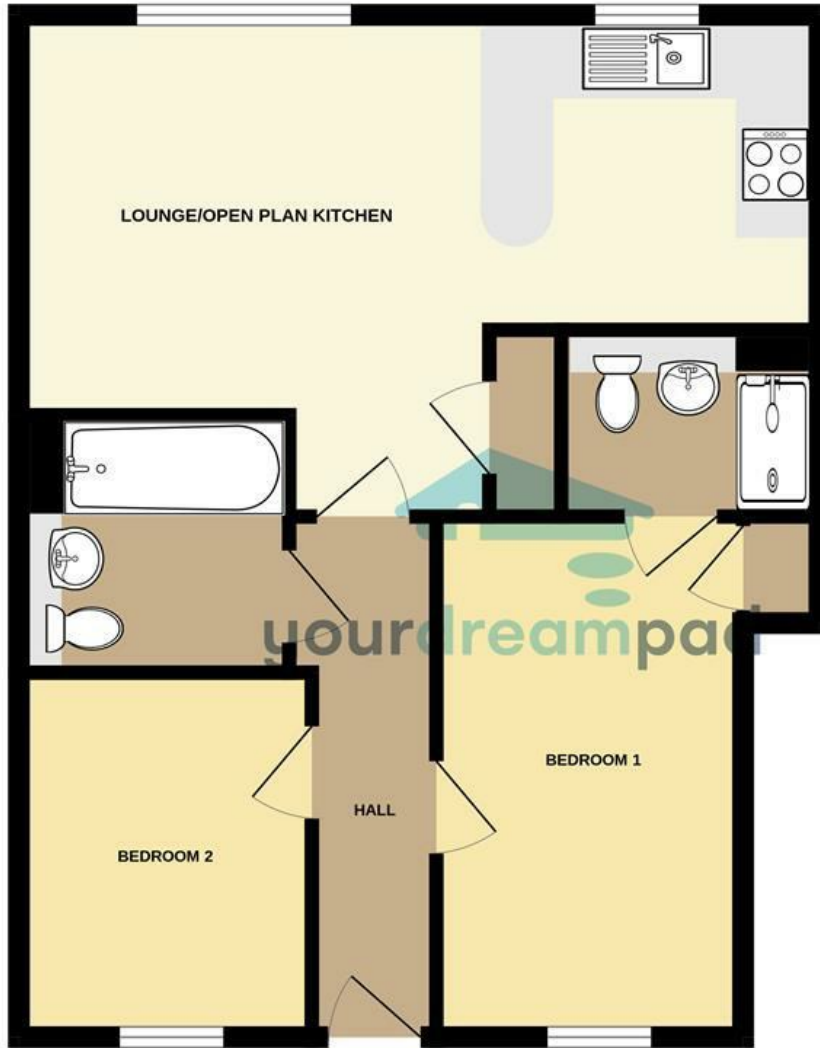
[Directions](#)



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Quality. This time, next time, every time.

Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			76
England & Wales		EU Directive 2002/91/EC	