



yourdreampad



## 19, Calverly Court Paladine Way New Stoke Village, Coventry, CV3 1NG

**\*\* BELOW MARKET PRICE \*\*** A modern first floor flat within a complex of stylish apartments creating an ideal investment opportunity or alternatively perfect for first time buyers, on the edge of this much sought after development. With the benefit of both gas heating and double glazing, the property also features secure car parking behind remote controlled gates together with an intercom entrance. Briefly the accommodation includes an entrance hall, two excellent bedrooms, one with ensuite shower room and one with patio doors and 'Juliet' balcony, bathroom and a spacious open plan kitchen diner/lounge. There are communal gardens and allocated parking. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

New Stoke Village is a well designed estate, just to the southeast of the city centre with attractive green open spaces. The immediate area contains an excellent choice of daily amenities including schools, shops and regular transport services with easy access available to the A45/A46 and therefore the midland motorway network. Jaguar Land Rover and the University Hospital are within easy reach.

£119,950

# 19, Calverly Court Paladine Way

New Stoke Village, Coventry, CV3 1NG



- WELL-DESIGNED FIRST FLOOR APARTMENT
- OPEN PLAN LIVING AREA
- SECURE ALLOCATED CAR PARKING
- SAFE AND PEACEFUL LOCATION
- TWO GOOD SIZED BEDROOMS
- EXCELLENT OPPORTUNITY, COMPETITIVE PRICE
- GAS HEATING, DOUBLE GLAZING
- ENSUITE SHOWER ROOM

## ON THE FIRST FLOOR

### Entrance Hall

11'7 x 10'6 L shaped

### Spacious Open Plan Kitchen

#### Diner/Lounge

21'4 x 13'2 max

### Bedroom No.1

12'7 x 10'3

### Ensuite Shower Room

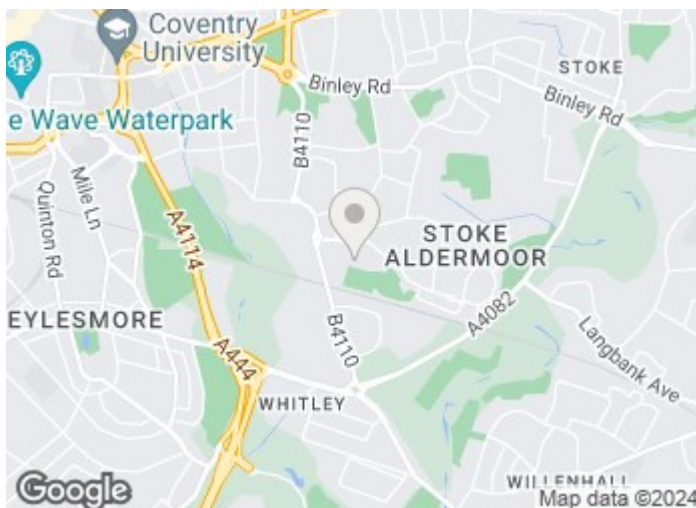
6'4 x 5'3

### Bedroom No.2

10'6 x 8'4

### Bathroom

6'8 x 6'2



[Directions](#)

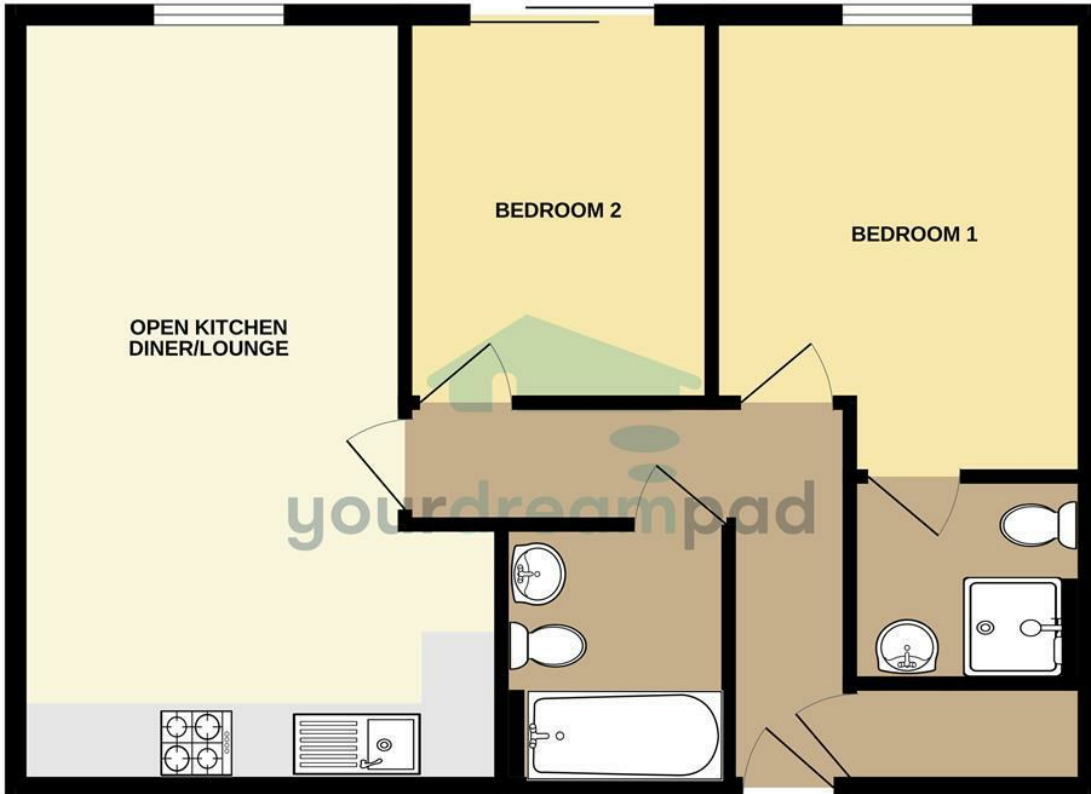






# Floor Plan

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	