



## 13 Elmwood Court St. Nicholas Street, Canal Basin, Coventry, CV1 4BS

Loveitts are pleased to offer this two bedroom duplex-apartment situated within walking distance of the City Centre. The apartment is located on the second floor and is entered through a communal security intercom. The accommodation on offer comprises of an entrance hallway, lounge and a fitted kitchen to the ground floor with two double bedrooms and bathroom on the first floor.

The property benefits off-road parking, garage and located within walking distance of Coventry City Centre.

\*\*Available Mid September - Deposit £980\*\*

\*Council Tax Band A - Minimum Tenancy 12 Months\*

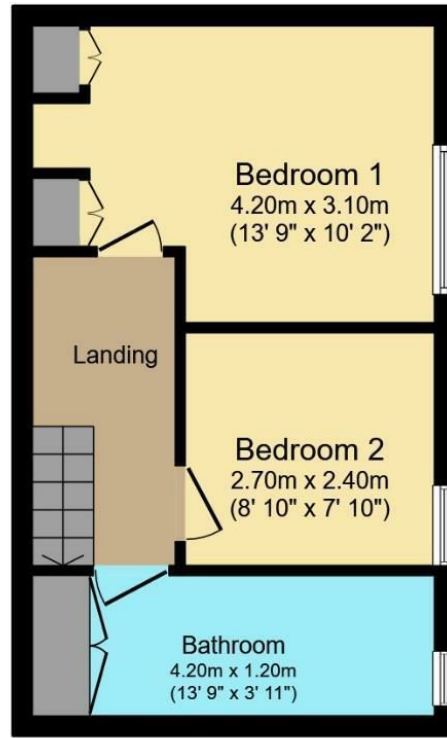
**£850 PCM**

- Duplex-Apartment
- Two Bedrooms
- Second Floor
- Available Mid September
- Communal Gardens
- Close to the City Centre
- Unfurnished
- Council Tax Band A
- Canal Basin



### Ground Floor

Floor area 30.2 sq.m. (326 sq.ft.) approx



### First Floor

Floor area 30.2 sq.m. (325 sq.ft.) approx

Total floor area 60.5 sq.m. (651 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	73
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

**SCAN  
HERE TO  
REGISTER  
YOUR  
INTEREST**

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