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# Monticello Way , Coventry, CV4 9WA Offers over £145,000

Evans Estates is delighted to present this neutrally decorated two-bedroom flat, located in a sought-after location with excellent public transport links, local amenities, and nearby parks. An excellent choice for both first-time buyers and investors, this property boasts a range of desirable features.

The flat comprises of one spacious, open-plan reception room with large windows allowing plenty of natural light to flood in, creating a bright and refreshing living space. The property also includes a well-sized kitchen, perfect for those who enjoy cooking and entertaining.

The accommodation is completed by two comfortable bedrooms and a bathroom, all decorated to a neutral palette, allowing the new owners the freedom to put their own stamp on it.

This property is in council tax band B and holds an EPC rating of C, which indicates a moderate level of energy efficiency.

This flat offers a fantastic opportunity for those looking to get a foothold on the property ladder or for investors looking for a solid addition to their portfolio. It is located in a

## Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



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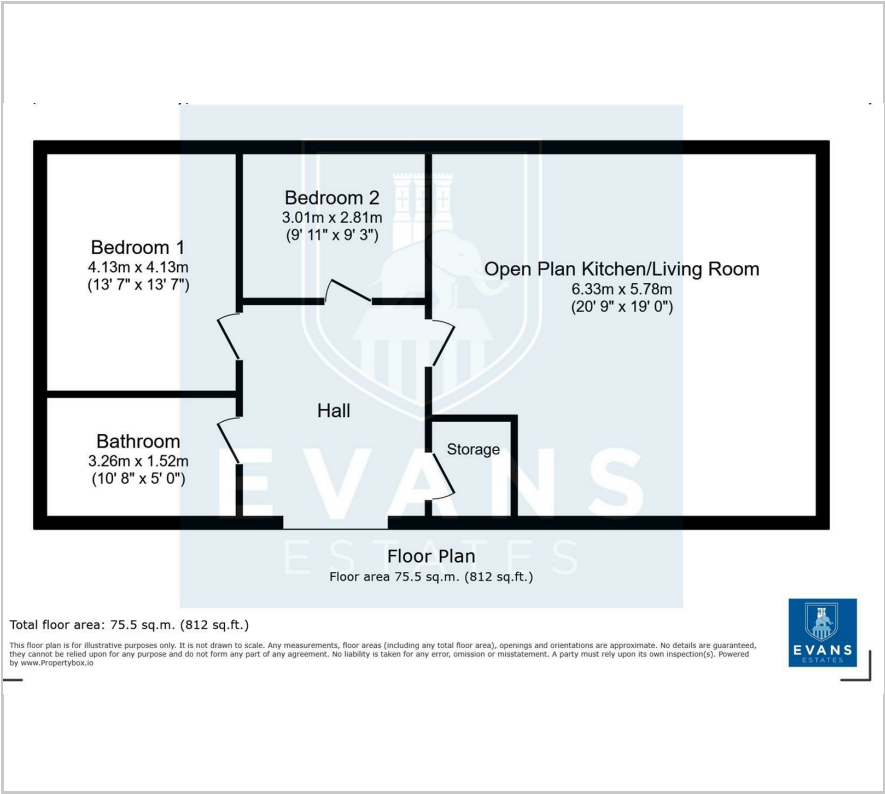
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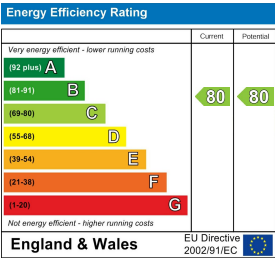
Floor Plan



Area Map



Energy Efficiency Graph



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