



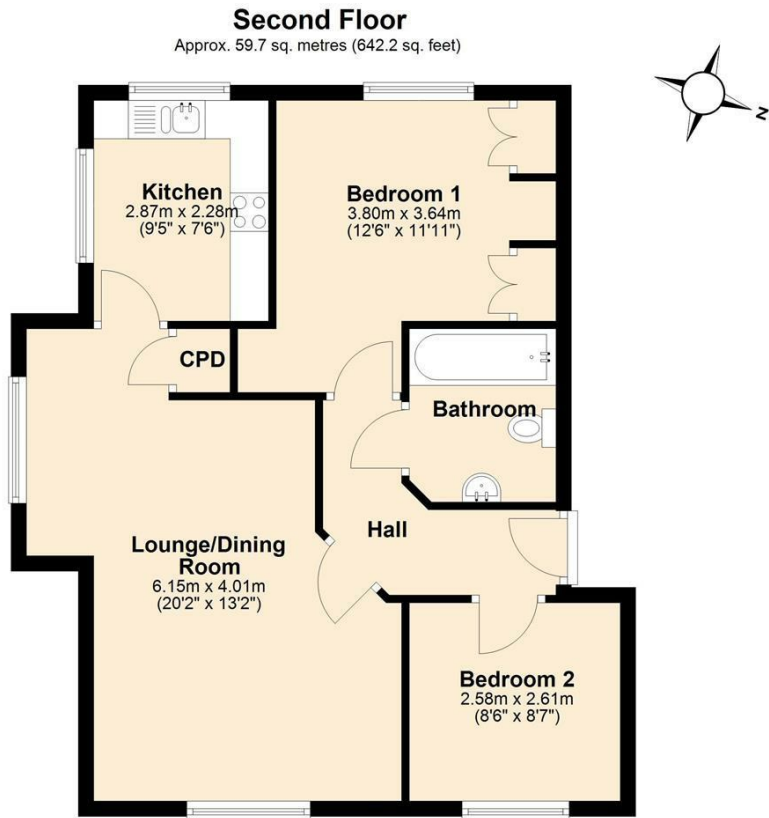
46 DUCKHAM COURT COVENTRY, CV6 1PZ

£140,000
LEASEHOLD

*** MODERN TWO BEDROOM TOP FLOOR APARTMENT IN COUNDON *** An ideal first time buy or investment located close to town centre, local shops and transport network. Having gas central heating & double glazing. Allocated parking. No upward chain.



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Total area: approx. 59.7 sq. metres (642.2 sq. feet)

Please note: Any measurements displayed are to be used as a guide only.
Plan created by Coventry Property Surveys Ltd Tel: 024 7629 1555
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 79 | 79 |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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