



32 BROADMEAD COURT

COVENTRY, CV5 7AE

£170,000
LEASEHOLD

TWO BEDROOM DUPLEX APARTMENT / SOUGHT AFTER LOCATION & DEVELOPMENT /
BALCONY WITH GARDEN VIEWS / MODERN FITTED KITCHEN / IMMACULATEDLY PRESENTED
THROUGHOUT / NEW WINDOWS INSTALLED 2022 / MODERN FITTED BATHROOM / 937
YEARS LEASE REMAINING / SINGLE GARAGE / CLOSE TO TRAIN STATION / EPC RATING: E



fosterlewis&co
residential property services

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- Two Bedroom Duplex Apartment
- Sought After Location & Development
- Balcony with Garden Views
- Modern Fitted Kitchen
- Immaculately Presented
- New Windows Installed 2022
- Modern Fitted Bathroom
- 937 Years Lease Remaining
- Single Garage
- Close to Train Station



Description

Foster Lewis and Co are delighted to offer for sale this very well presented two bedroom duplex apartment situated within a popular and sought after development to the West of Coventry.

Located within close proximity to a variety of local shops and amenities, as well as providing easy access to the A45, the City Centre and within close proximity to Canley Train Station the property is ideally located for those who require travel links.

The property would make the ideal first time purchase or buy to let investment.

In brief the accommodation comprises entrance hallway, modern fitted kitchen, living room/diner with balcony off, overlooking the communal gardens and to the upper floor there are two bedrooms and modern fitted bathroom.

Outside there are communal grounds and gardens and a single garage.

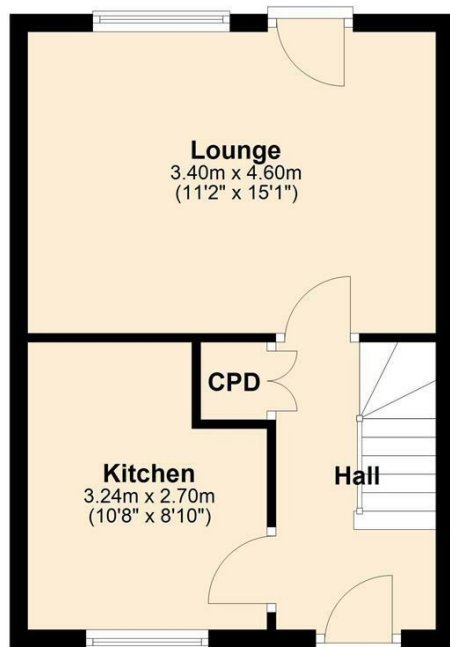
Internal viewing is recommended.

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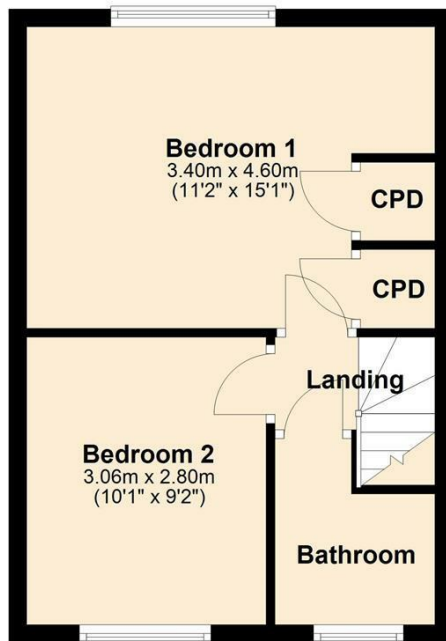
Ground Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



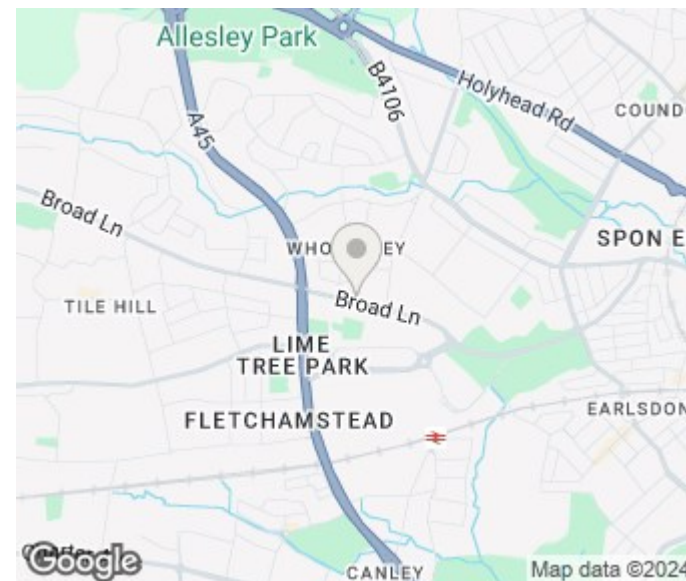
First Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 62.0 sq. metres (667.8 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			
(69-80) C			73
(55-68) D		46	
(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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