

MATTHEW JAMES

Property Services



80 Elizabeth Way, Coventry, CV2 2LR

£185,000

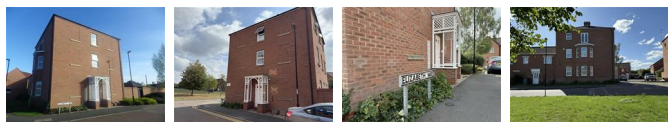
TWO DOUBLE BEDROOMS... TOP FLOOR... MASTER EN-SUITE SHOWER ROOM... GARAGE AND ALLOCATED PARKING... CURRENTLY TENANTED AT £750 PCM (BUT CAN BE BOUGHT VACANT IF REQUIRED)... CLOSE TO COVENTRY UNIVERSITY HOSPITAL... PERFECT FOR THOSE THAT USE THE MOTORWAY NETWORK... OVERLOOKING GREEN AREA, Located on Elizabeth Way in Walsgrave, this charming second-floor apartment offers two spacious double bedrooms, including a master en-suite shower room and has all been recently redecorated. The property is ideal for both professionals and small families alike.

As you enter the larger than average open-plan lounge dining room, it's bathed in natural light as it features a Juliet balcony that overlooks a serene green area to the front. The apartment also boasts a separate bathroom, ensuring that both residents and guests have ample facilities. Additionally, the property includes an allocated parking space and a garage en-bloc providing ease and accessibility for those with motor vehicles.

Situated in close proximity to Coventry University Hospital, this location is particularly advantageous for healthcare professionals or anyone seeking easy access to the hospital's amenities. Furthermore, the nearby motorway links make commuting a breeze, connecting you to the wider region with ease.

Currently tenanted at £750, this property presents an excellent investment opportunity for those looking to expand their portfolio. With its modern features and prime location, this apartment is not to be missed. Whether you are looking to buy or rent, this property offers a wonderful living experience in Coventry. Call us now to book your immediate viewing.

Approach



Accessed via an adopted road and located at the top of the development. Property is accessed via the communal door.

Communal Areas



Having stairs that lead up to the second floor and through the front door onto the:

Entrance Hallway

Having a storage cupboard off, security intercom and doors that lead to:

Bedroom One

11'7 x 10'8 (3.53m x 3.25m)



Having a PVCu double glazed window to the rear elevation, built-in wardrobes to the one wall and door that leads to the:

Master En-Suite

7'5 x 4'7 (2.26m x 1.40m)



Having a PVCu double obscure glazed window to the rear elevation, walk-in double shower enclosure, pedestal wash hand basin, low level flush WC, shaving point, extractor and tiling to all splash prone areas.

Bathroom

7'6 x 6' (2.29m x 1.83m)



Having a panel bath with shower over, low level flush WC, pedestal wash hand basin, shaving point and tiling to all splash prone areas.

Bedroom Two

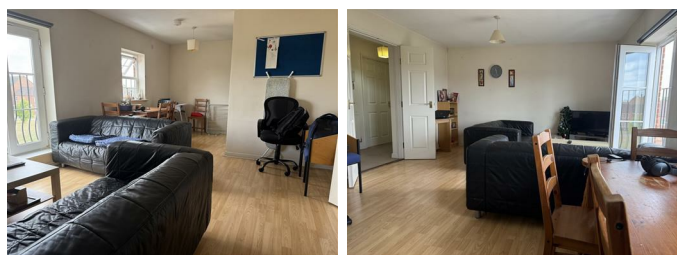
11'9 x 11'5 (3.58m x 3.48m)



Having a PVCu double glazed window to the rear elevation and built-in wardrobes to the one wall.

Lounge Dining Room

21'4 x 15'3 (6.50m x 4.65m)



Having a PVCu double glazed set of French doors to the front elevation with Juliet balcony and further PVCu double glazed window to the front elevation. The opening leads then leads to the:

Kitchen

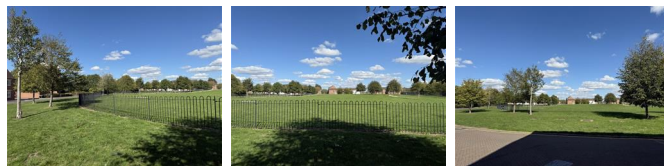
10'0 x 6'1 (3.05m x 1.85m)



Having a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, integrated oven with four ring gas

hob and extractor over, integrated fridge and freezer and tiling to all splash prone areas.

Overlooking Green



The perfect place for the kids to play or to walk your dog.

Rear Parking



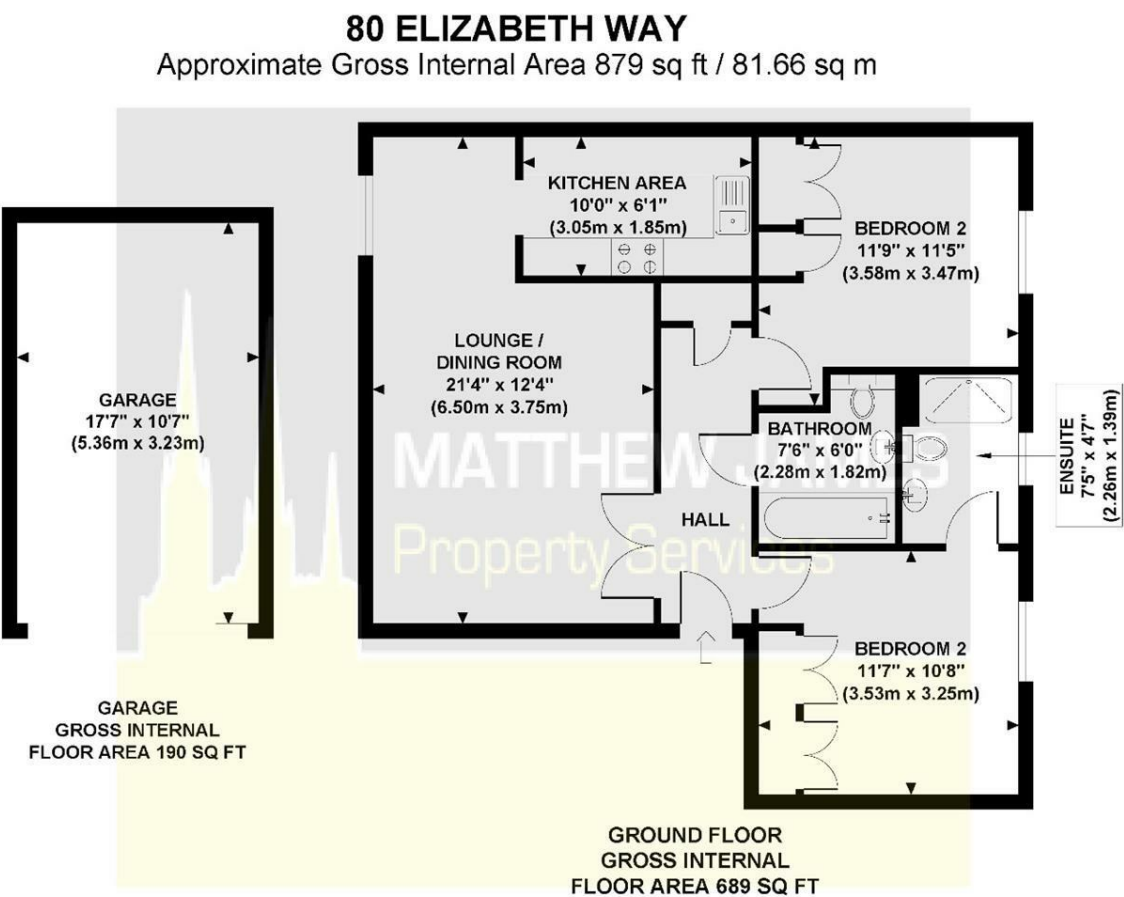
Having an allocated space.

Garage

17'7 x 10'7 (5.36m x 3.23m)

Having an up and over door to the front elevation en-bloc.

Floor Plan

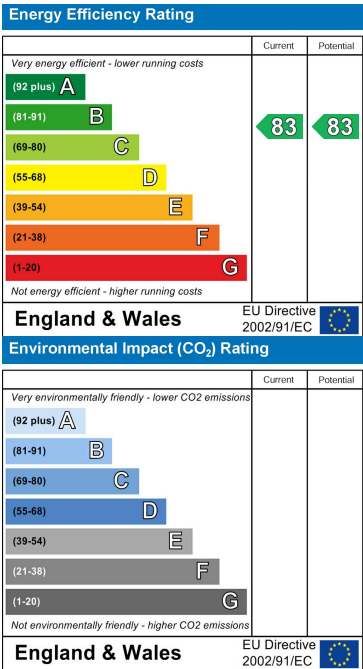


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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