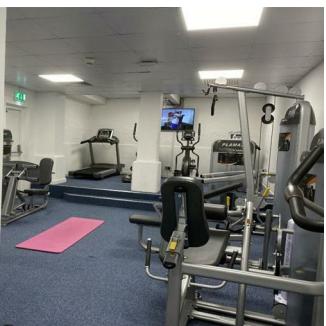


**EAT.  
TRAIN.  
SLEEP.  
REPEAT**



## **Broadgate, Coventry, CV1 1NB**

### **£575 Per Calendar Month**

Welcome to this charming studio apartment located in the vibrant area of Broadgate, Coventry. This delightful property offers a compact yet comfortable living space, perfect for individuals seeking a modern lifestyle in the heart of the town centre. With a total area of 215 square feet, this studio is designed to maximise space while providing all the essential amenities.

The studio features one well-appointed bedroom and a contemporary bathroom, ensuring convenience and privacy. Residents will appreciate the inclusion of bills in the rental price, making budgeting straightforward and hassle-free.

One of the standout features of this property is the access to a communal study room and games area, ideal for those who may need a quiet space to work or a fun environment to unwind with friends. Additionally, the on-site gym and cinema room offer fantastic opportunities for leisure and fitness, catering to a variety of lifestyles.

This studio is part of a selection of similar properties in the building, making it an excellent choice for those looking to be part of a lively community. Whether you are a student, a young professional, or simply someone who enjoys the convenience of town centre living, this studio apartment in Broadgate is sure to meet your needs. Don't miss the chance to make this delightful space your new home.

**Communal Lobby**

A large lobby area with reception desk, seating area, TV's, pool table, table football, table tennis, study room

Elevator Access and Reception Service at front desk

**Bedroom**

Spacious area with double bed, desk with chair and wardrobe

**Kitchen Area**

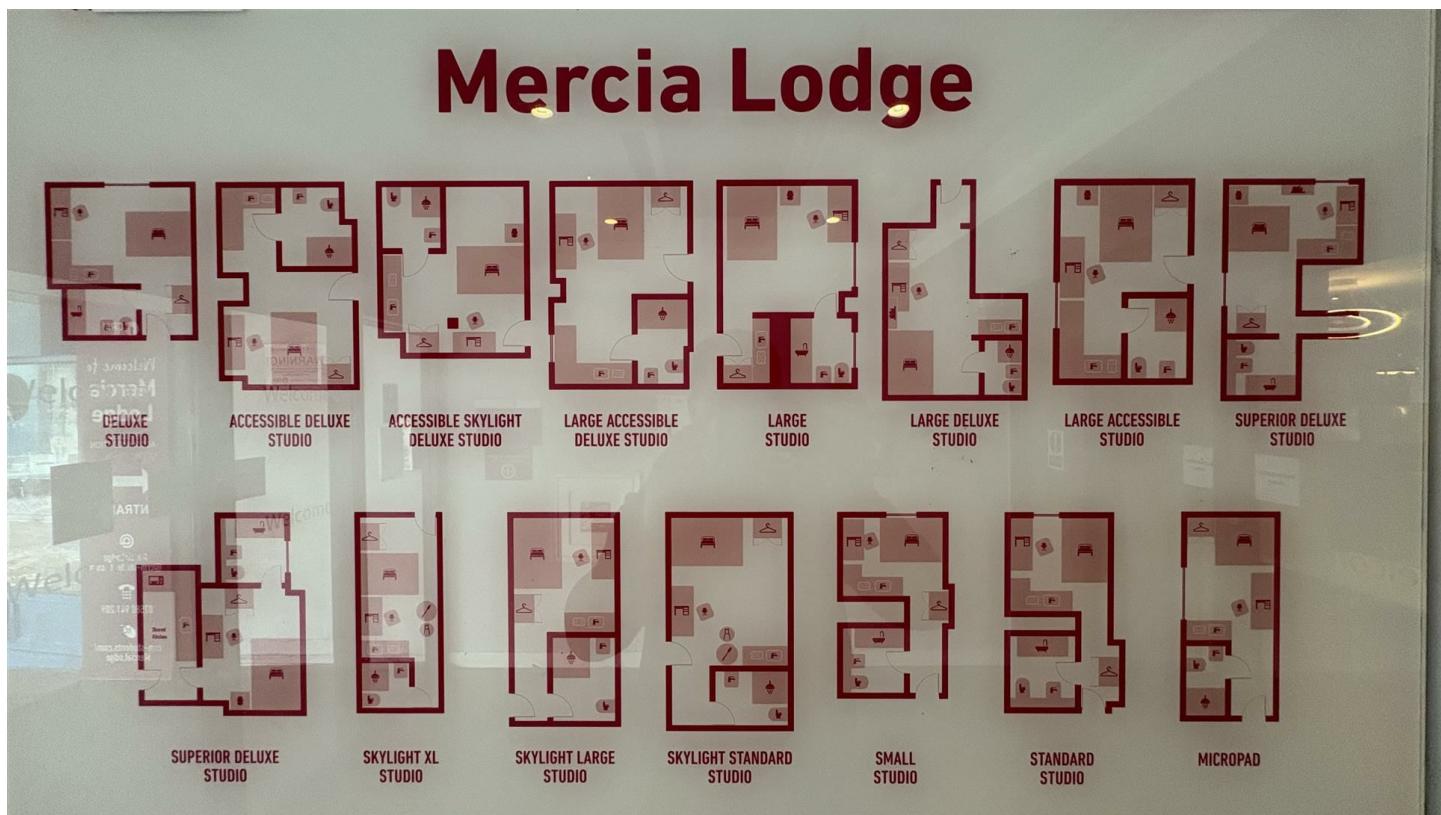
Work top space with built in hobs, fridge and microwave

\*\* There's a laundry room on site \*\*

**Bathroom**

Shower Cubicle, Toilet and Sink

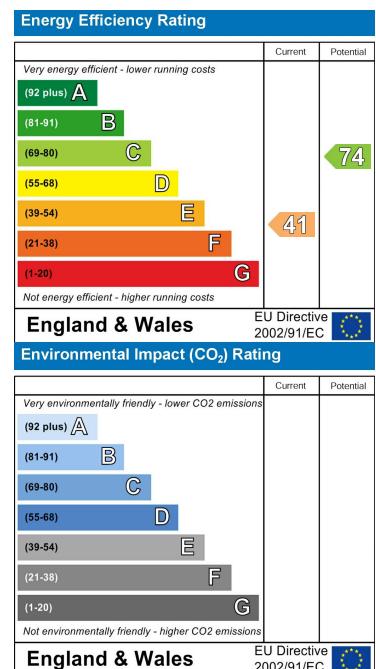
## Floor Plan



## 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.

## CONTACT INFORMATION

📍 24a Warwick Row, Coventry CV1 1EY

📞 02477 170170

✉️ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

✉️ Facebook

✉️ Twitter