

suave



## ALBANY COURT BRUNSWICK ROAD

£125,000  
LEASEHOLD

James Whalley is delighted to present this ideal first-time purchase or investment opportunity — a well-proportioned two-bedroom apartment located in Albany Court, Brunswick Road.

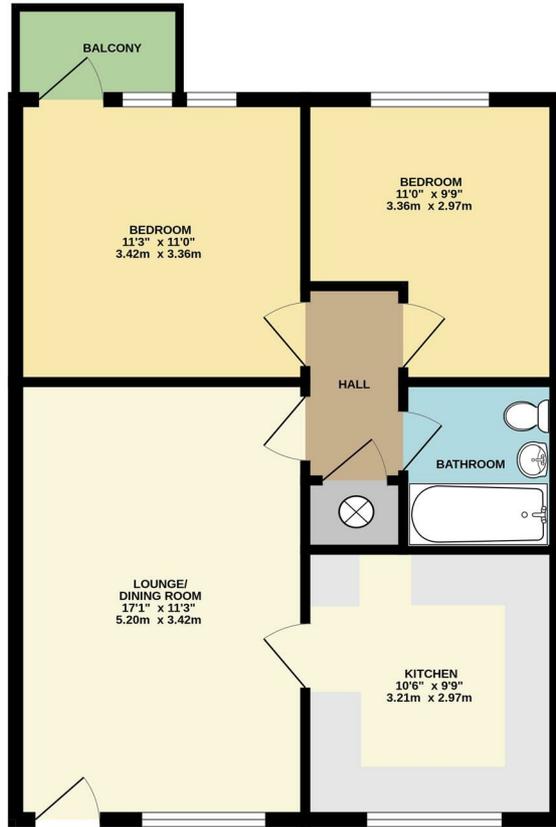
Upon entering, you are welcomed into a spacious living and dining area, offering a comfortable and versatile space for both relaxing and entertaining. The property benefits from a separate fitted kitchen, providing practicality and convenience. There are two well-sized bedrooms and a family bathroom, making the apartment perfectly suited to professionals, small families, or tenants alike.

Further benefits include a private balcony, garage and communal parking.

Conveniently situated approximately 1.2 miles from Coventry City Centre, the property enjoys easy access to a wide range of local shops, amenities, and transport links. Early viewing is highly recommended — call now to arrange your appointment.



TOP FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: A

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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