

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**ELIZABETH WAY,**  
WALSgrave, COVENTRY, CV2 2LR

**OFFERS OVER**  
**£185,000**

## ELIZABETH WAY



# PROMINENCE

ESTATES

This beautifully refurbished two bedroom ground floor apartment in the sought after CV2 2LR area offers luxurious accommodation throughout, a private rear garden, an ensuite to the master bedroom and an allocated parking space. Finished to a high standard with modern interiors and quality fittings, this exceptional apartment is ideal for first time buyers, professionals, downsizers or investors seeking a ready to move into home.

The property has recently undergone refurbishment and now offers stylish and contemporary living throughout. The main living area provides a bright and welcoming space for relaxing and entertaining, complemented by tasteful décor and a modern finish. The kitchen has been updated with sleek units, quality work surfaces and integrated appliances, creating a practical yet elegant environment for everyday living.

There are two well proportioned bedrooms, with the master bedroom benefiting from a modern ensuite shower room. The second bedroom offers flexibility for guests, home working or additional living space. The main bathroom has also been finished to a high specification, adding to the overall luxury feel of the apartment.

A standout feature of the property is the private rear garden, providing an excellent outdoor space rarely found with apartment living. Ideal for relaxing, entertaining or enjoying outdoor dining, the garden adds further appeal to this already impressive home. The property also benefits from an allocated parking space, offering convenience and practicality.

The location is well served by a range of local amenities including nearby shops, supermarkets, cafes and everyday conveniences. Coventry city centre is within easy reach and offers an extensive selection of retail, dining and leisure facilities, along with Coventry University and the railway station.

There are also well regarded schools nearby and excellent transport links, with regular bus services and convenient access to the A444 and M6, making commuting to surrounding areas including Nuneaton, Bedworth and Birmingham straightforward.

This is a fantastic opportunity to purchase a stylish and high quality apartment in a well connected and popular area of Coventry, offering modern living with excellent outdoor space and parking.

**Living Room 20'7" x 12'3"**

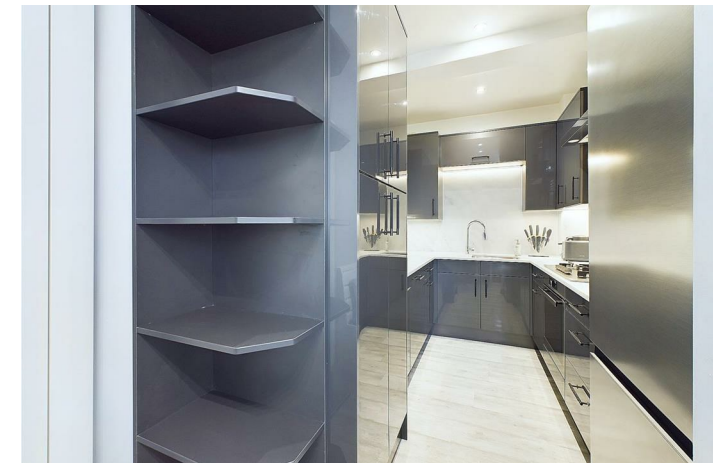
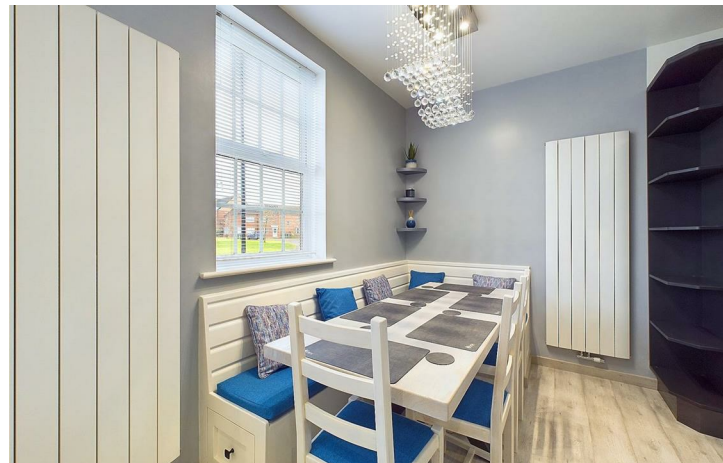
**Kitchen 6'11" x 9'11"**

**Bedroom One 10'7" x 10'11"**

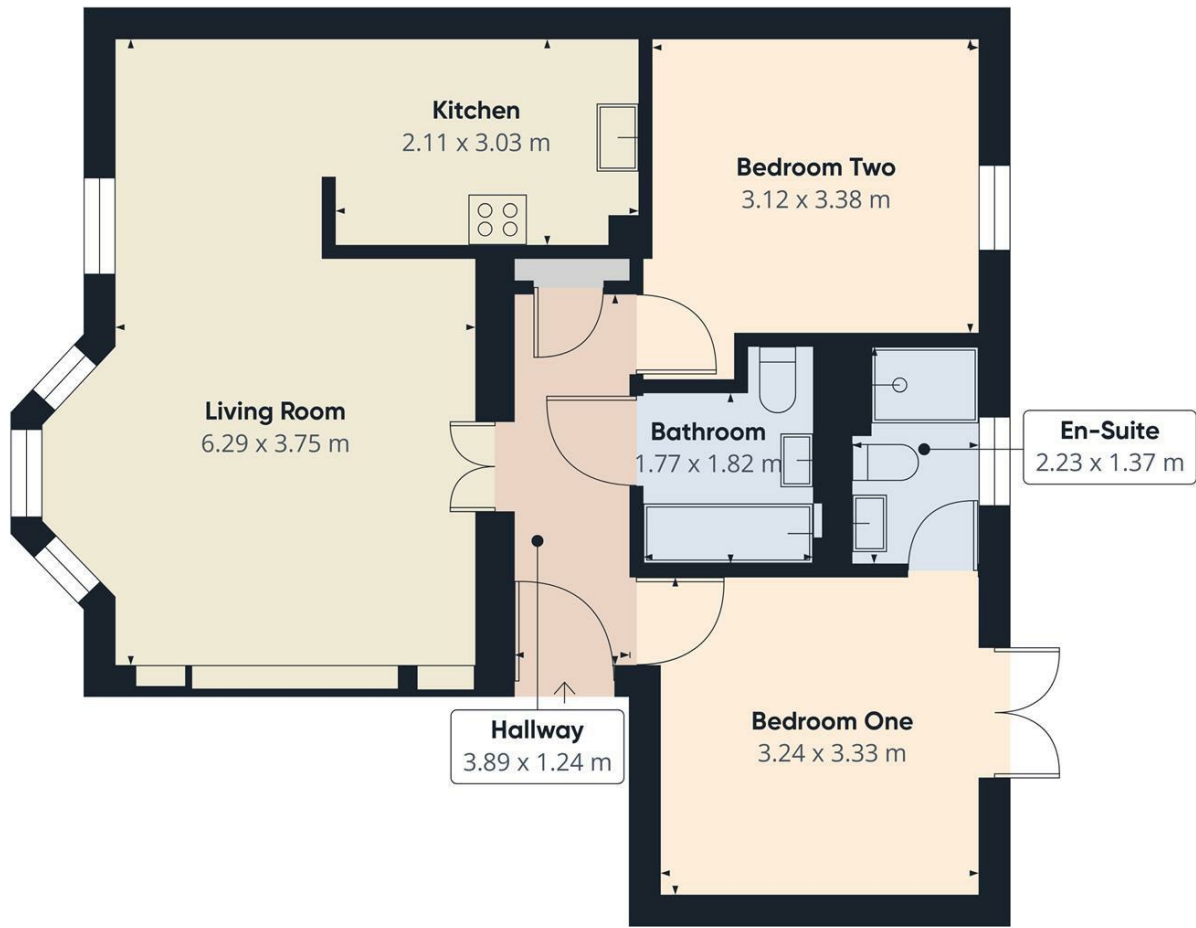
**En-Suite 7'3" x 4'5"**

**Bedroom Two 10'2" x 11'1"**

**Bathroom 5'9" x 5'11"**







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Prominence Estates  
 5 Queen Isabels Avenue,  
 Cheylesmore,  
 Coventry,  
 CV3 5GE

02476 309 826  
 sales@prominenceestates.com  
 www.prominenceestates.com

