



**Connells**

Broadmead Court Broad Lane  
Coventry



## Property Description

This upper floor duplex apartment is situated in the residential area of Upper Eastern Green, Coventry and would be an ideal first time buy. The accommodation briefly comprises: lounge, fitted kitchen, two good sized bedrooms and a fitted bathroom. Outside there is a communal garden area, communal parking and a garage.

### Approach

Access via front door on the external balcony.

### Entrance Hall

Cupboard, laminate flooring.

### Lounge

Double glazed window, two radiators and a double glazed door opening onto a balcony.

### Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance and a double glazed window.

### Bedroom One

Double glazed window and radiator.

### Bedroom Two

Double glazed window and radiator.

### Fitted Bathroom

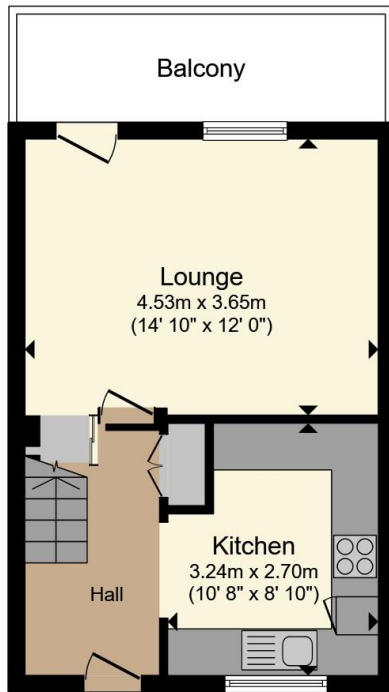
Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window.

### Outside

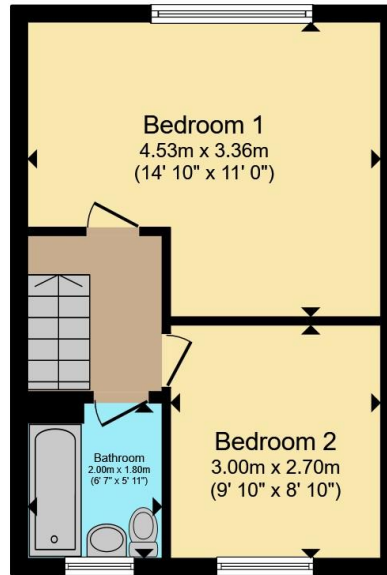
Communal parking.

### Garage





**Ground Floor**



**First Floor**

Total floor area 63.5 m<sup>2</sup> (683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: C Council Tax Band: B

Service Charge: 1500.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV323486](http://connells.co.uk/Property/COV323486)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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