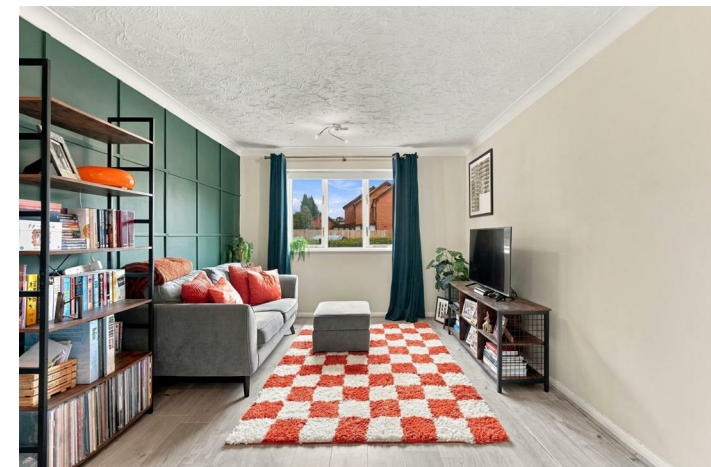




4 BOWLS COURT COVENTRY, CV5 8PG

£115,000
LEASEHOLD

James Whalley is proud to present this well-presented one-bedroom ground floor apartment to the market.

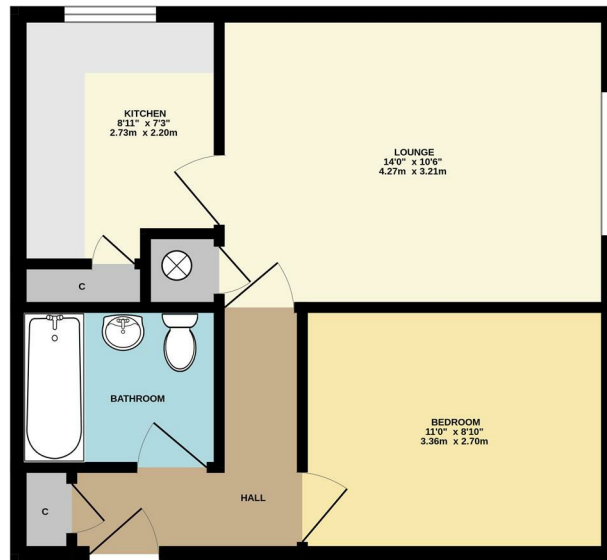
Upon entering, you are welcomed into an entrance hallway providing access to the accommodation. The property comprises a modern re-fitted bathroom, a spacious double bedroom, a bright living room/dining area and a fitted kitchen.

Externally, the property benefits from its own allocated parking space.

Ideally located just 1 mile from Coventry City Centre, the property is also within easy reach of Avis Retail Park, Lake View Park and Earlsdon. Its convenient location

suave

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA - 411 sq.ft. (38.2 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 in conjunction with any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex 02026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D 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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