



## Queens House Queens Road, Coventry, CV1 3EG

**Asking price £142,000**

\*\*\*Excellent investment opportunity\*\*\*

CityRise are delighted to present a stunning two bedroom apartment in the heart of Coventry City Centre.

The property comprises an open-plan kitchen-living area, two spacious bedrooms and two modern bathrooms. With a thriving rental market, this location guarantees consistent demand from young professionals, students, and individuals seeking convenience and a vibrant urban lifestyle.

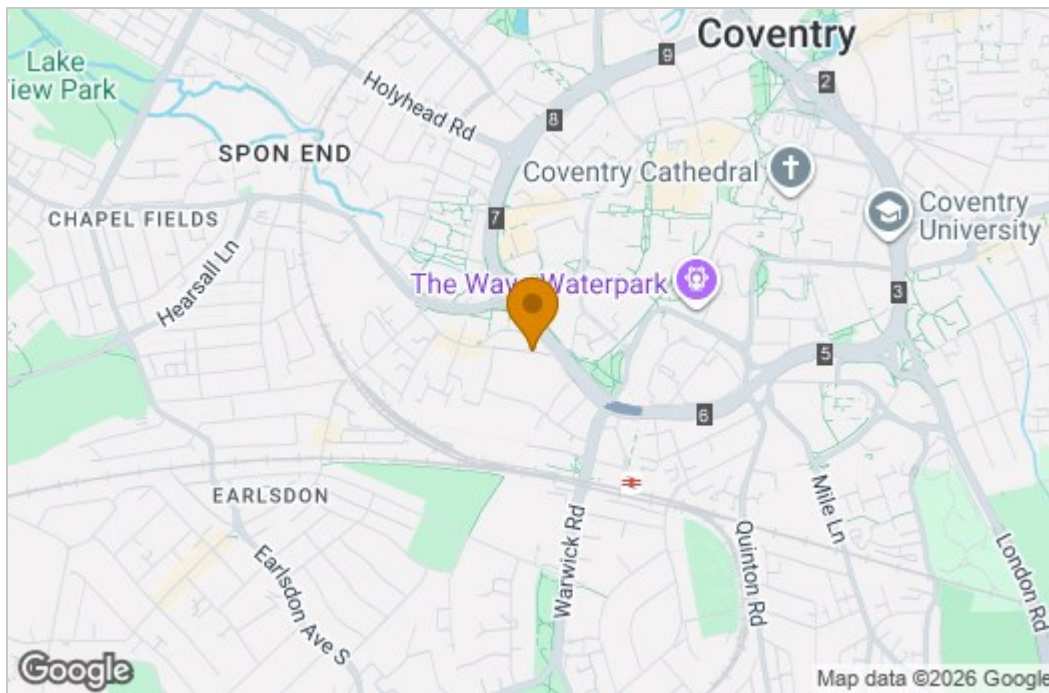
Coventry is undergoing a multi-million-pound regeneration and redevelopment at the moment. And over the last few years, £80 million has been spent on improving the city centre shopping areas and public spaces while Coventry's historic buildings are being restored. The idea behind all these plans is to make Coventry a better place to live, work and visit.

Please do not hesitate to contact us for more information about this property or other buy to let opportunities.



# Floor Plan

# Area Map



# Energy Efficiency Graph

| 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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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>   |  |                         |           |
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| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |

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