

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

Calverly Court  
Coventry, CV3 1NG

£140,000



B



Calverly Court

Coventry, CV3 1NG

Ideal First Time Purchase - Second Floor Apartment - Two Bedrooms - En-Suite & Family Bathroom - Open Plan Living - Allocated Parking Space

This two bedroom apartment is situated in an ideal location with easy access to the A45, A46 and the city centre and has 112 years remaining on the lease.

The property is immaculately presented and is a fantastic opportunity for both investors and first time buyers. The accommodation comprises of two bedrooms with an en-suite and juliet balcony to the master, a family bathroom and an open plan lounge/diner/kitchen.

The property is accessed via a communal door with intercom system, and outside there is an allocated parking space.







- Ideal First Time Purchase
- Second Floor Apartment
- Two Bedrooms
- En-Suite & Family Bathroom
- Open Plan Living
- Allocated Parking Space
- EPC: B



## Location

Calverley Court is located to the East of the city with the centre of Coventry being approximately 2 miles away.

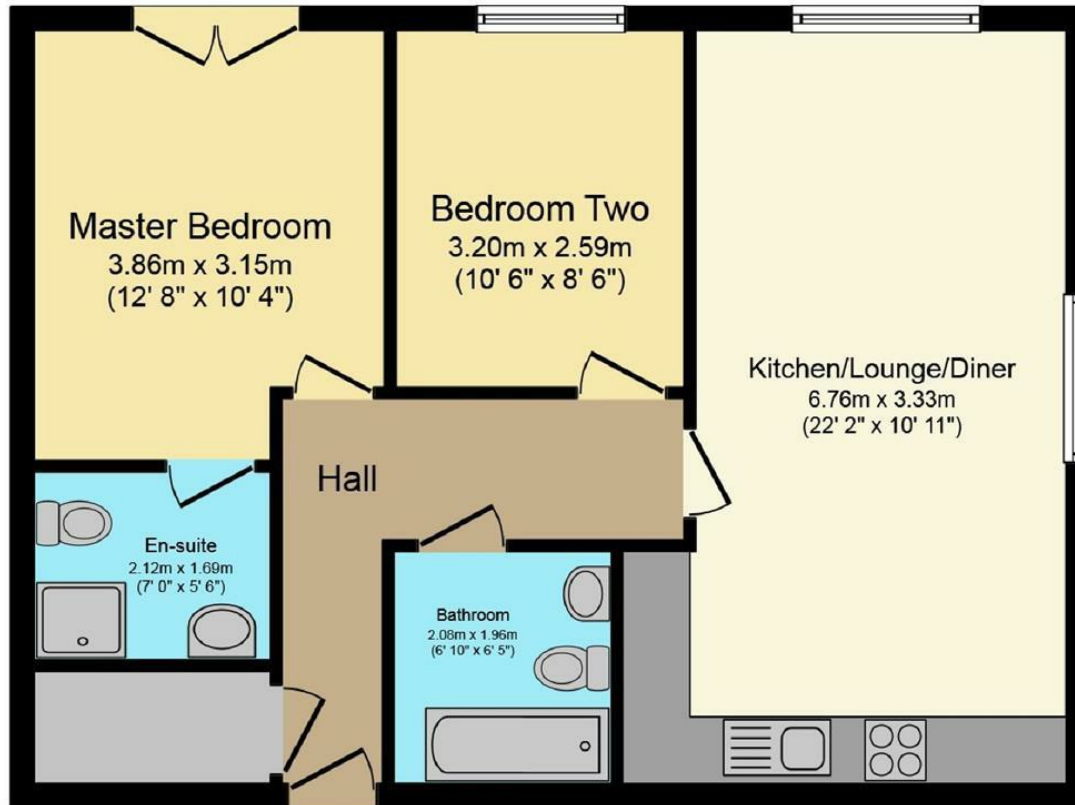
Jaguar Land Rover at Whitley is less than 2 miles to the south along with connecting commuter links to the A46 and M40.

University Hospital in Walsgrave is around 11 minutes drive away. Good local schools include the Whitley Academy.





## Floor Plan



## Floor Plan

Total floor area 63.0 sq. m. (678 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



## Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	82
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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