



Flat

# 26 BROADMEAD COURT, BROAD LANE, COVENTRY, CV5 7AE

PCM

# £950 PCM

### FEATURES

- Flat
- 2 Bedrooms
- Allocated Parking Available
- Close to local amenities
- Unfurnished Property
- Electric Heating
- Communal Garden



**newman**  
property experts

# 2 Bedroom Flat located in Coventry

Call us on

**01926 436111**


[LEAMLET@NEWMAN.UK.COM](mailto:LEAMLET@NEWMAN.UK.COM)

\*\*\* EMAIL ENQUIRIES ONLY \*\*\* AVAILABLE EARLY SEPTEMBER \*\*\* This beautifully presented two bedroom ground floor apartment situated on Broad Lane in Coventry which is in within easy access of all major transport links.

In brief the accommodation comprises: entrance hallway, stunning modern fully fitted kitchen with appliances, spacious living room with wall mounted electric feature fireplace and access via a glazed door to the beautiful communal gardens, bedroom one a double bedroom having multiple fitted wardrobes, second bedroom again being double and ultra modern shower room. Outside there are well established communal gardens. The property also comes with allocated parking and a garage. EPC rating D. Council Tax Band B Viewing Essential.

## Council Tax Band

**B**

| 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<br>2002/91/EC  |

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 are advised to recheck the measurements.

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