

# BELVOIR!

BROAD ACRE COURT, 182 BROAD STREET, FOLESHILL, COVENTRY, CV6 5BG

£105,000 LEASEHOLD



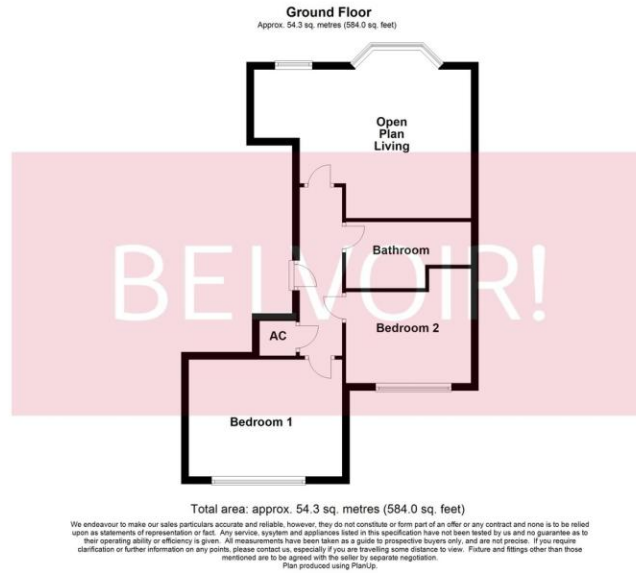


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Situated within easy reach of Foleshill Road the City Centre and Universities you will find this spacious first floor apartment.

The accommodation comprises communal hallway with secure telephone entry system and stairs rising to the property. You are greeted with a spacious entrance hall leading to a large bay fronted open living area with well appointed kitchen area with a range of base and eye level units with integrated oven and hob. Leading off of the lounge you will find a well presented family bathroom and two generous double bedrooms.



The property further benefits from UPVC double glazing and gas central heating with combi boiler. Outside you will find gated off road parking and communal garden.

There are tenants in situ on a rolling periodic contract paying £600PCM.

EPC Rating C.

- OPEN PLAN LIVING** 15' 6" x 13' (4.72m x 3.96m)
- BEDROOM ONE** 13' 6" x 10' 3" (4.11m x 3.12m)
- BEDROOM TWO** 10' 11" x 10' 10" (3.33m x 3.3m)
- BATHROOM** 11' x 5' 10" (3.35m x 1.78m)