



## Cartmel Court, Nod Rise

£875 PCM

- Second Floor Purpose Built Apartment
- Two Bedrooms
- Electric Storage Heating
- Kitchen with Appliances
- Double Glazing Throughout
- Lounge with Balcony
- EPC Rating D
- Garage En Bloc
- Tiled Bathroom with Shower
- Available December 10th 2025

# Cartmel Court, Coventry, CV5 7JN

A spacious and light two bedroom second floor apartment which overlooks a pleasant view. With a hall, lounge with balcony, fitted kitchen with appliances, two bedrooms and bathroom with shower. Offered with a garage. Available 10th December 2025 UNFURNISHED.



2



1



1



D - 67

Council Tax Band: B



## **HALLWAY**

With a hardwood entrance door, coats cupboard, security intercom and doors off to:

## **LOUNGE**

Double glazed patio door onto balcony. Focal point is provided by a a marble effect fireplace with matching hearth and having an Adams style surround with an electric fire. Night storage heater, wood panelling to one wall and doors off to.

## **KITCHEN**

Fitted with shaker style wall and base units with a stone effect roll topped work surface over with an inset stainless steel sink unit set beneath the double glazed window. Tiled splashbacks and a built in electric oven, matching hob and extractor. Undercounter fridge and washing machine. Built in dresser and larder cupboard.

## **BEDROOM ONE**

Double glazed window to the side, built in wardrobe and a night storage heater.

## **BEDROOM TWO**

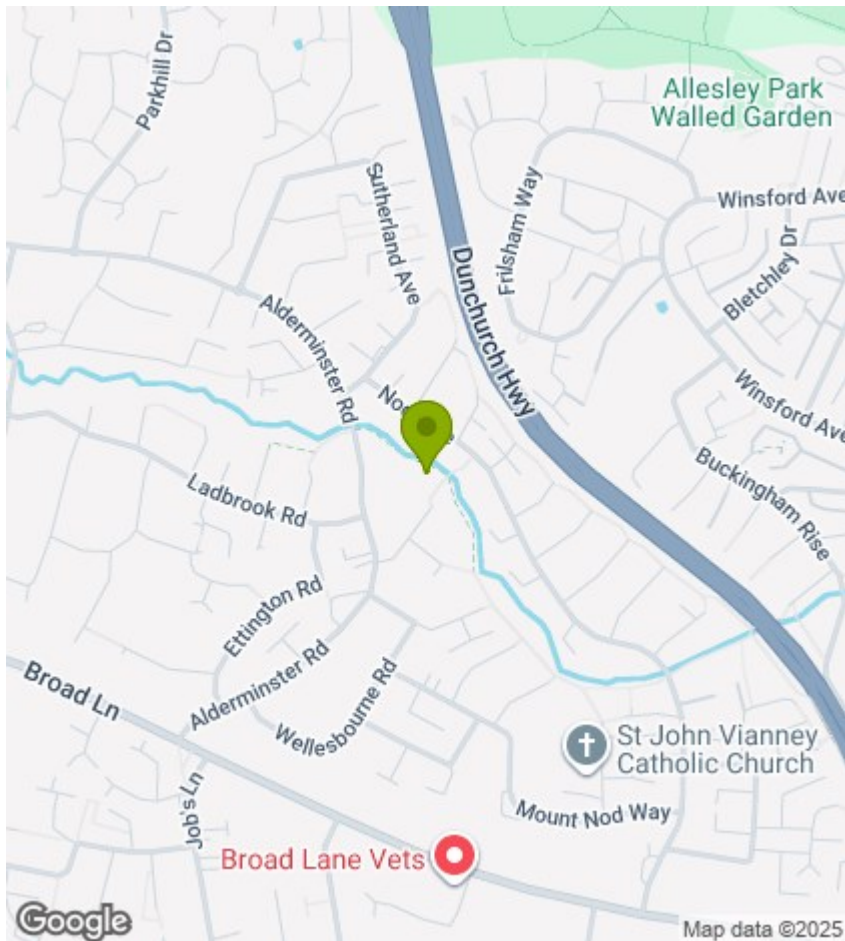
Double glazed window to the rear, electric panel heater, and having a built in dresser and wardrobe.

## **BATHROOM**

With a tiled floor and to full height to walls. The suite comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Ceiling light, frosted window and an extractor fan.

## **GARAGE**

There is a garage with the apartment.



### Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

### EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 68        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

