



**12 Beechwood Court Rochester Road, Coventry – CV5 6AE**

In Excess of **£280,000**

**Williams.**  
Estate Agents





## 12 Beechwood Court Rochester Road

Coventry

OUTSTANDING Spacious 2-bed apartment with views, modern kitchen, fitted wardrobes, parking, garage, and prime location near High Street and station. EPC D. LONG LEASE - Ready to move in. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Larger than average two bedroom apartment in a prime corner position with excellent views located in a highly desirable development
- Beautifully landscaped communal gardens, allocated car parking and garage
- Bright And Airy Lounge / Diner With Feature Fire
- Outstanding Fully Fitted Designer Kitchen
- 2 Double Bedrooms Both With Fitted Wardrobes
- Beautiful Modern Shower Room
- Gas Central Heating - Double Glazing
- Lovely décor, flooring and being very well



**Contact us:** pular High  
Coventry Rail

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024 76 011 400

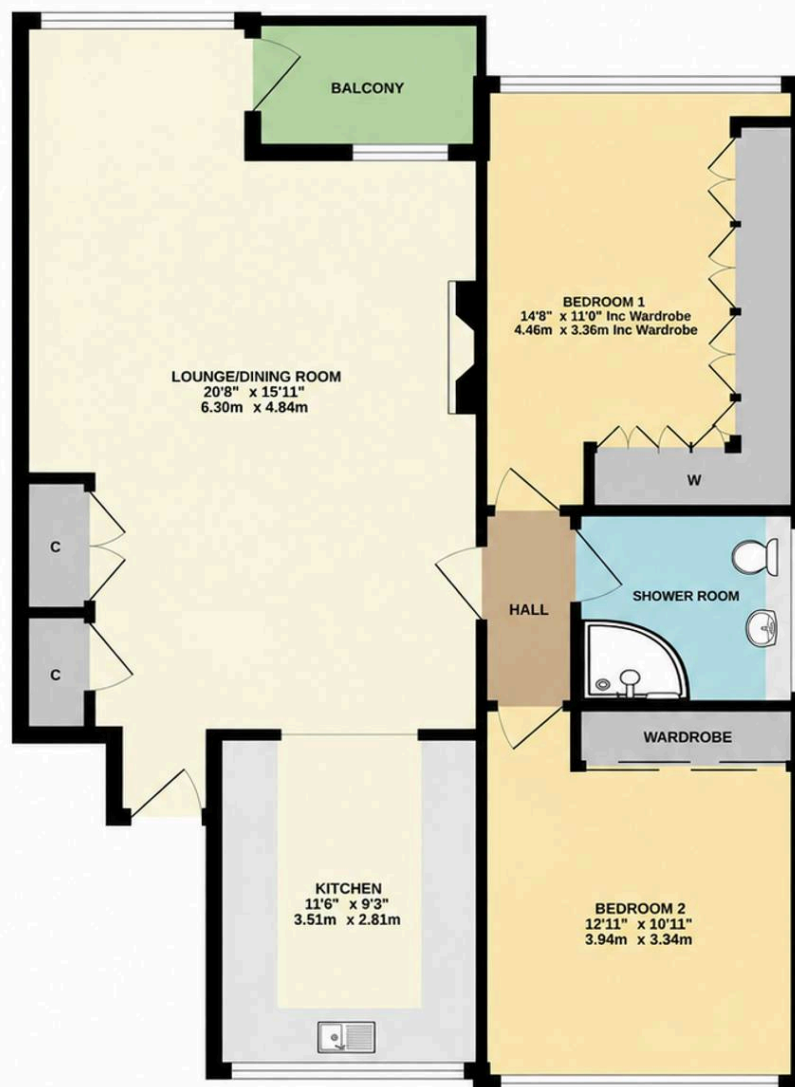
**65 Earlsdon Street**  
Earlsdon  
Coventry  
CV5 6EL



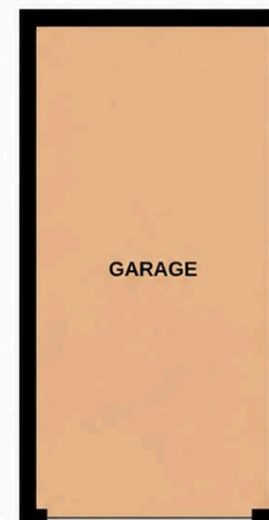




TOP FLOOR  
840 sq.ft. (78.1 sq.m.) approx.



GARAGE  
147 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.