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Rathbone Court, 477 Stoney Stanton Road, Coventry

£110,000 Leasehold

**BELVOIR!**

EPC Rating C. Council Tax B.



Investment Opportunity with tenant in situ paying rent of £850 per calendar month.

This wonderful purpose built two bedroom apartment is offered with NO ONWARD CHAIN & is located within the highly desirable CV6 postcode.

The property provides a bright & airy open plan living space complete with modern fitted kitchen, two double bedrooms & a three piece family bathroom. Allocated parking.

Call now to view to avoid disappointment.

### Entrance Porch

Door open onto communal entrance, carpet to flooring, ceiling light.

### Entrance Hall

Carpet to flooring, ceiling light, electric heater.

### Lounge/Diner

4.3m x 3.55m (14'1" x 11'7")

Double glazed window to front, carpet to flooring, ceiling light, electric heater, TV point, Internet point.

### Kitchen

2.69m x 1.91m (8'10" x 6'4")

Double glazed window to front. Kitchen comprising of wall & base units, composite work surfaces over, electric four ring hob, electric oven, cooker hood over, space for fridge/freezer, integrated washing machine, tiled splash backs, tiled flooring, ceiling light.

### Bedroom One

5.11m x 3.05m (16'10" x 10'0")

Double glazed window to rear, carpet to flooring, ceiling light, electric heater.





### Bedroom Two

3.15m x 2.63m (10'4" x 8'7")

Double glazed window to rear, carpet to flooring, ceiling light, electric heater.

### Bathroom

2.17m x 1.92m (7'1" x 6'4")

Panelled bath, mixer tap, mains shower over, telephone shower attachment, low level WC, pedestal wash hand basin, shave point, panelled shower walls, heated towel rail, vinyl to flooring, ceiling light.

### Agents Notes

Gated communal parking and allocated parking.

Tenant in situ - paying £850 per month.

Lease 155 years from 1 May 2006

As of October 2025

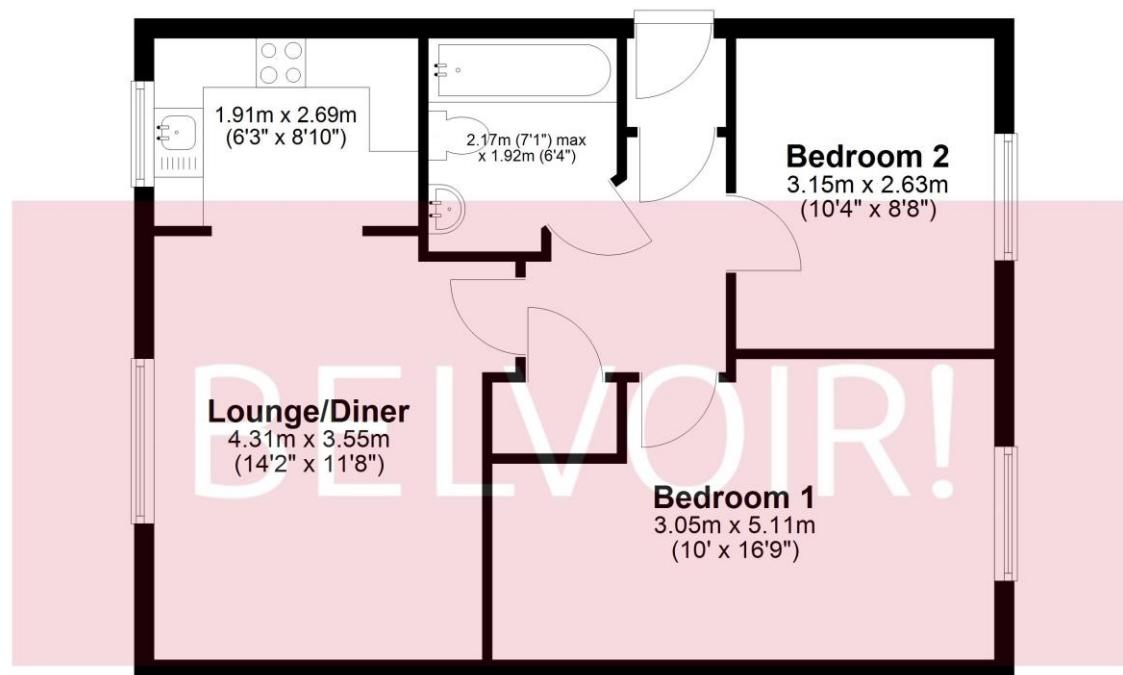
Service/Maintenance Charge £1800 pa

Ground Rent £272 pa

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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.

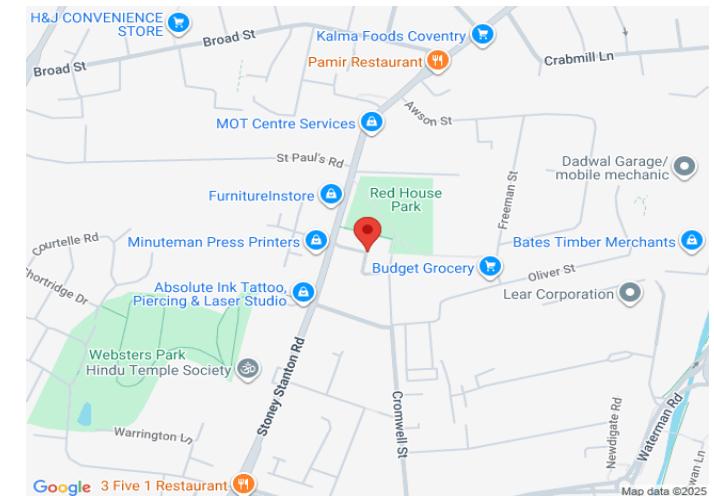
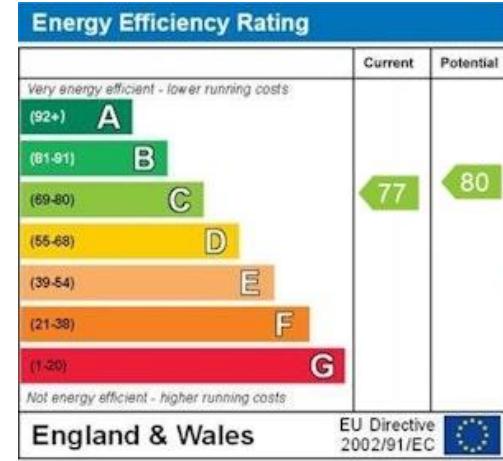


## Third Floor Apartment



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.



Contact us today to arrange a viewing...

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