



**Ringwood Highway  
Coventry  
CV2 2GG**

- Tenants in Place – £750 PCM Until July 2026
- Ground Floor Apartment
- Long Lease – 109 Years Remaining
- Low Service Charge – £115 PCM

**Offers Over £100,000**  
EPC Rating '77'





## Property Description

### THE PROPERTY

This stylish ground floor apartment in Groveland Court offers a ready-made investment with tenants in place, generating £750 PCM until July 2026. With a long lease and low service charge, it's a hassle-free, high-yield opportunity in a location that ticks all the boxes for renters and landlords alike.

Situated in the popular Potters Green area, just 3 miles from Coventry City Centre, the property enjoys excellent transport links via Hinckley Road and the nearby M6 motorway network. It's also just minutes from Coventry University Hospital, making it ideal for professionals working in the area.

The location is perfect for families and tenants, with Cardinal Wiseman and Grace Academy secondary schools just a short walk away. Daily convenience is unmatched, with Ringwood Highway services directly opposite and an ASDA supermarket only three minutes away by car.

Set behind a peaceful hedgerow, Groveland Court offers privacy and security, with one allocated parking space per apartment. Inside, the home features a large double bedroom, a modern family bathroom with shower over bath and vanity storage, and a tastefully decorated open-plan living and dining area. The kitchen is well-equipped with fitted appliances, including hob and oven, and finished with sleek grey laminate flooring.

Whether you're expanding your portfolio or entering the buy-to-let market, this property delivers on location, rental income, and long-term value. Enquire today to secure this turnkey investment.

#### Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

#### LIVING ROOM

11' 1" x 11' 3" (3.4m x 3.45m)

#### KITCHEN

7' 8" x 7' 5" (2.34m x 2.28m)

## BEDROOM ONE

11' 7" x 8' 7" (3.55m x 2.64m)

## BATHROOM

5' 10" x 5' 7" (1.78m x 1.72 m)

## INFO:

Council Tax Band: 'A'

Local Authority: Coventry City Council

EPC Rating: 'C'

Tenure: Leasehold

Lease Remaining: 109 years

Service Charge: £972 p.a

Ground Rent: £N/A p.a

Whilst great care is taken to ensure all measurements are accurate, they should be considered only as approximations of the maximum distances. The floorplan provided is for guidance only and should not be relied upon for purchasing furniture, fixtures or other. Any intended purchaser is encouraged to take their own measurements.

Please be advised Cloud9 Estates have not sought to verify the legal title of the property or information relating to any lease. Your appointed conveyancer should verify all details for you.

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		