

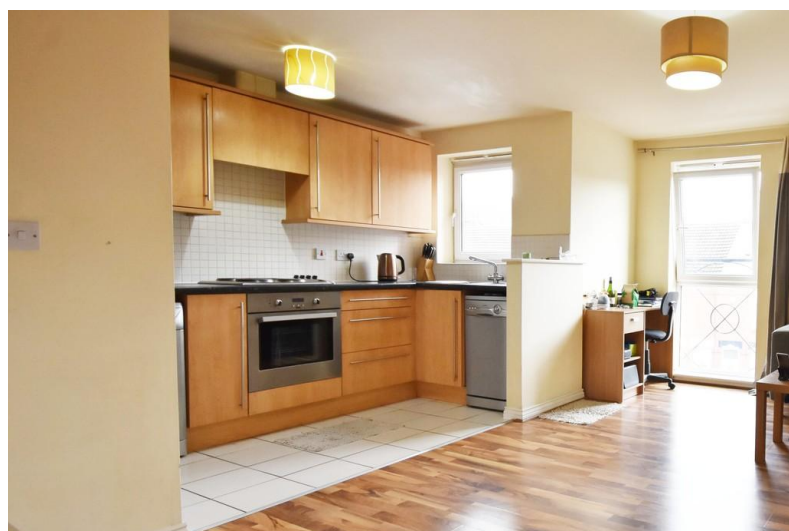


**151 Swan Lane
Stoke
Coventry
CV2 4GE**

- Investors Expect £800 PCM Rental Income
- A Short Walk from Coventry City Centre
- Allocated Parking
- Low Service Charge

Offers In Excess Of £100,000

EPC Rating '82'





Property Description

THE PROPERTY:

Cloud9 Estates proudly presents this generously sized one-bedroom apartment, located in the modern Swan Lane development just outside Coventry City Centre. This second-floor property offers a fantastic opportunity for first-time buyers or investors seeking a well-positioned, low-maintenance home with strong rental potential.

The apartment is offered chain-free and comes fully furnished, making it ready to move into or let immediately. Investors can expect an estimated rental income of £800 PCM, supported by a B-rated EPC, which is compliant with upcoming 2028 energy regulations. With a 132-year lease, low ground rent (£82.16 p.a), and a reasonable service charge (£1,000.29 p.a), this property is both cost-effective and future-proof.

Inside, the home features a welcoming entrance hall with built-in storage cupboards, a separate lounge and dining area filled with natural light, and a well-appointed kitchen with a built-in cooker and space for additional appliances.



The double bedroom is spacious and neutrally decorated, while the modern bathroom includes a three-piece suite with shower-over-bath and tiled walls for easy upkeep.

Externally, residents benefit from an allocated parking space in a private rear courtyard, with direct access to the communal hall. Please note, access to the second floor is via staircase only, as the block does not include a lift.

Swan Lane is ideally situated just a 10-minute walk from Coventry City Centre and the popular Ball Hill shopping parade, offering a wide range of amenities. Families and professionals will appreciate the proximity to local schools, park grounds, and the A444, which is only a two-minute drive away for quick travel across the city.

This spacious, well-located apartment combines comfort, convenience, and investment appeal. Enquire today to secure your viewing.

Key Features:

- No Chain
- EPC Rating 'B'
- Lease Remaining: 132 Years
- Allocated Parking
- Council Tax Band 'A'
- Service Charge: £1000.29 p.a
- Ground Rent: £82.16 p.a
- Offered with Furnishings

Enquire today to secure this spacious, well-located apartment-ideal for living or letting.

ENTRANCE HALLWAY

LOUNGE/DINER

18' 0" x 9' 6" (5.5m x 2.9m)

KITCHEN

10' 9" x 5' 2" (3.3m x 1.6m)

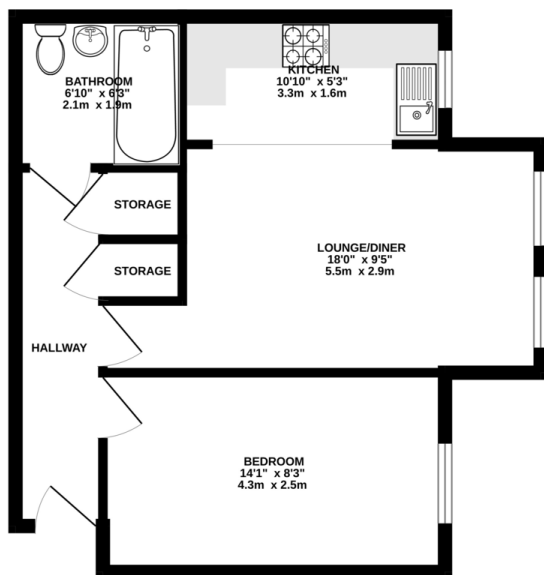
BEDROOM

14' 1" x 8' 2" (4.3m x 2.5m)

BATHROOM

6' 10" x 6' 2" (2.1m x 1.9m)

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.
While 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 operation or efficiency can be given.
Made with Metreplan C0023

Score	Energy rating	Current	Potential
92+	A	82 B	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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