

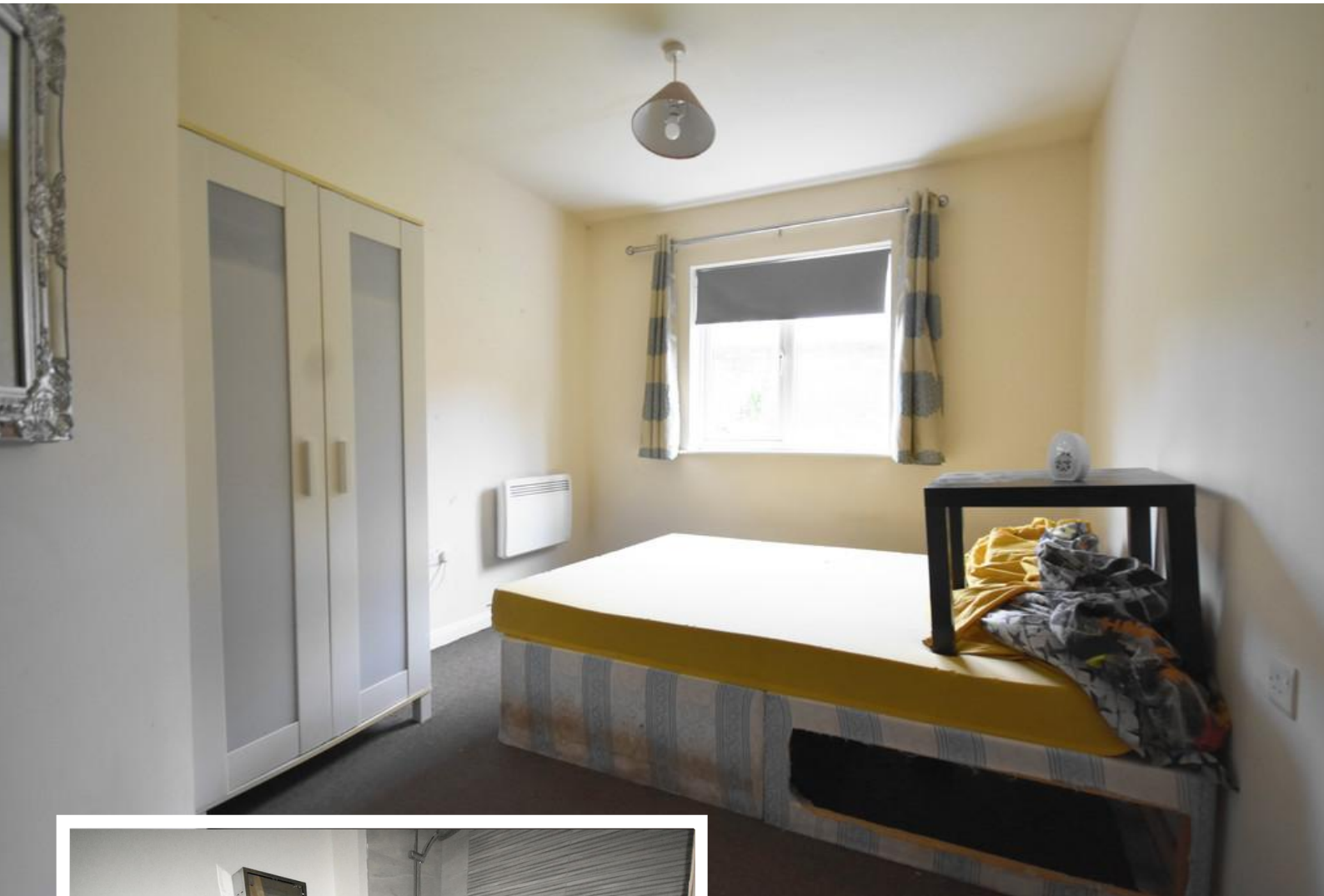


Conisbrough Keep
City Centre, Coventry, CV1 5PB

- CASH BUYERS ONLY
- Located Within The City Centre
- Excellent Investment Opportunity
- Two Bedroom Ground Floor Flat

Offers In Excess Of £115,000
EPC Rating 'D'





Property Description

*** CASH BUYERS ONLY *** TWO BEDROOM GROUND FLOOR FLAT WITH TWO BATHROOMS *** PRICED TO GO *** INVESTORS EXPECT £1200 PCM

Parking space. 136 years remaining on the lease. £1789.12 service charge per annum and £180 ground rent per annum. 12% rental yield.

Service Charge: £1789

Ground Rent: £180

Two-bedroom apartment available in the city centre! Excellent investment opportunity. Investors Expect £1200 pcm

Property Address: Flat 2 Hever Hall, Conisbrough Keep, City Centre, Coventry, CV1 5PB

DISCLAIMER

Seller's position: No Chain

Council Tax Band: 'B'

Local Authority: Coventry City Council



EPC Rating: 'D'

Tenure: Leasehold

Lease Remaining: 136 Years

Service Charge: £1789.12 per annum

Ground Rent: £180 per annum

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.

RECEPTION ROOM

12' 5" x 11' 5" (3.8m x 3.5m)

KITCHEN

8' 10" x 6' 2" (2.7m x 1.9m)

BEDROOM

10' 5" x 9' 2" (3.2m x 2.8m)

BATHROOM

7' 6" x 6' 2" (2.3m x 1.9m)

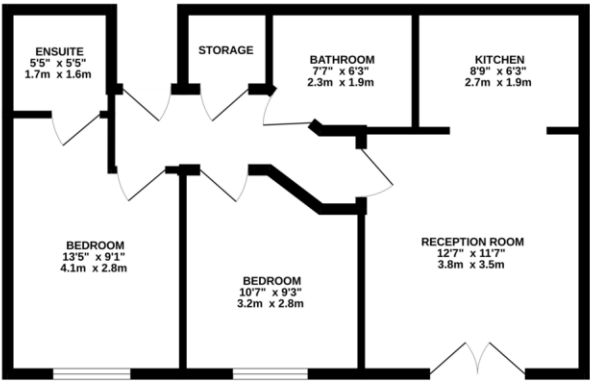
BEDROOM

13' 5" x 9' 2" (4.1m x 2.8m)

ENSUITE

5' 6" x 5' 2" (1.7m x 1.6m)

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed. No liability is accepted for any error or omission. Made with Metaphor CS2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

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