



 **2**
Bedrooms

 **1**
Bathroom



****Cash buyers only – due to low lease**Garage**Potential gross rental yield of 9.65%**** A spacious 700 square foot two-bedroom first-floor maisonette in the highly desirable area of Eastern Green, Coventry. The area boasts a wealth of local amenities such as convenience shops, unicorn pub, Park Hill Primary School, easy access to A45.

Briefly comprises of entrance hallway with stairs rising to the first floor, two spacious double bedrooms, a family bathroom with a shower over the bath, a fitted kitchen with oven, gas hob and space for appliances, lounge/diner with bay window. Outside the property benefits from a lawned garden to the front, as well as a lawned garden to the rear, with off-road parking and a single garage with an electric supply also accessible from the garden. Other features include double glazing and gas central heating throughout, with a modern combi boiler installed in 2021, and no on-wards chain.

Good to know:

EPC Rating D

Council Tax Band - B - £1,786 pa.

Internal area 65 Square meters / 700 Square foot.

Loft – accessed via the hallway.

Water meter is located in the bathroom.

If rented, we expect a rent of £900pcm - £925pcm.

Leasehold – with approx 35 years remaining.

Ground rent £10 pa.

Service charge – nil.

Cost to extend the lease – unknown but expected to be £25k - £30K plus (this is just an estimate and could be more) – note the property is sold as it is without a lease extension. Contact 'Hope Property Management Ltd' in Coventry, should you have any further questions on this contact them directly.

Sold with no on-wards chain and vacant.

The garage has electricity.

The property was built in 1960.

Combi boiler located in the kitchen, installed in late 2021.

Measurements in foot.

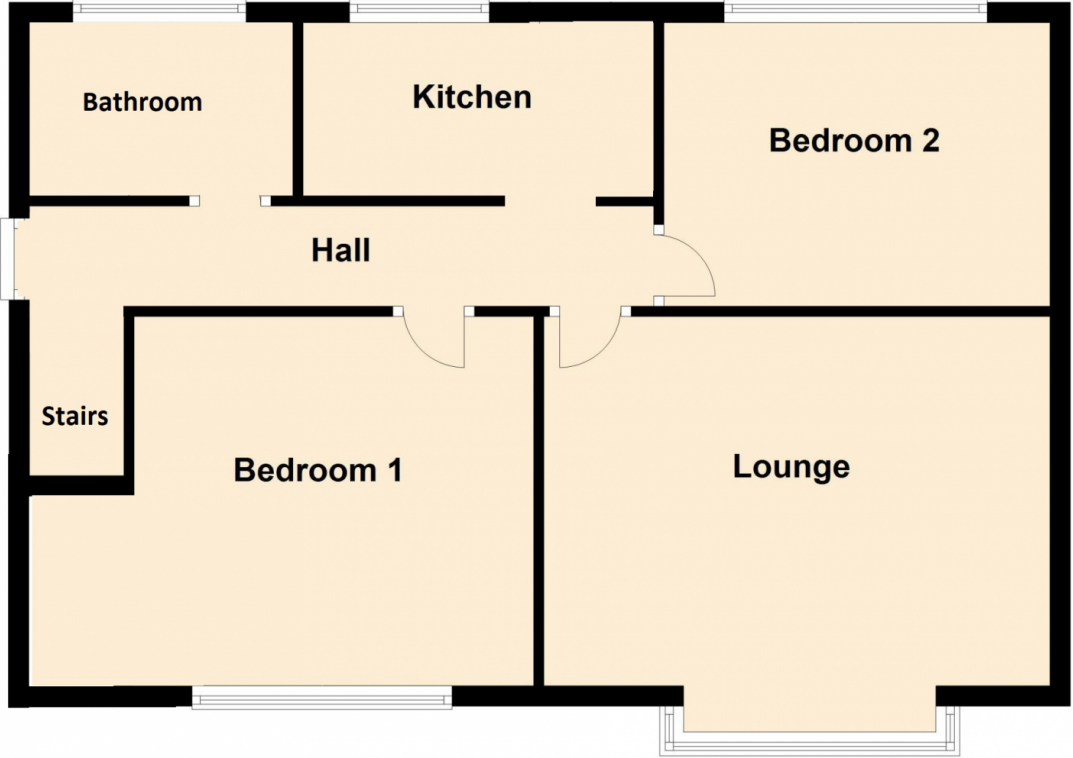
Bathroom - 7.80 x 5.39

Bedroom 1 - 11.45 x 15.87

Bedroom 2 - 8.85 x 11.90

Lounge - with bay window - 15.86 x 14.64

Kitchen - 11.36 x 5.42



FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 2 Kimberley Close, CV5

