



**2**

**Bedrooms**



**1**

**Bathroom**



**£150,000**  
**Poppleton Close, Earlsdon, Coventry, CV1**



## SPACIOUS CITY CENTRE APARTMENT - IDEAL INVESTMENT OR FIRST-TIME BUY

This well-presented 2-bedroom executive apartment is located on the second floor of a modern development in the highly desirable CV1 area of Earlsdon Coventry. Offered with vacant possession, it's an excellent opportunity for both investors and first-time buyers. With a projected rental income of £1,050pcm, the apartment offers a gross rental yield of 8.13%. Features include a Juliet balcony, allocated parking, electric heating, and proximity to Coventry City Centre, train station and the popular Earlsdon High Street.

### Key Features

- Leasehold two-bed executive apartment with electric heating
- Projected rent £1,050pcm – 8.13% yield
- Bright open-plan living with Juliet balcony, modern kitchen & bathroom
- Allocated parking included
- Walk to city centre; close to train station & ring road
- EPC: C | Council Tax: B
- Lease: approx. 154 years | Service Charge: £1,200 PA | Ground Rent: £250 PA
- Managing Agents: Principal Estates Management

### Overview

Set on the second floor, this well-presented two-bedroom apartment offers bright open-plan living with a Juliet balcony, a modern fitted kitchen, and two spacious double bedrooms. The bathroom is finished to a high standard, featuring a clean, modern suite with bath and shower over. With electric heating and neutral décor throughout, the property is move-in ready and offered with vacant possession—ideal for buyers or investors alike.

### Prime Location

Located in Poppleton Close, CV1, the property offers prime access to Coventry City Centre, Earlsdon High Street, and Coventry Train Station. Also nearby are Central 6 Retail Park, War Memorial Park, and a range of restaurants, shops, and leisure options. Major road links such as the A45 and ring road are easily accessible, making this a convenient base for commuters and students.

### Why Buy or Invest Here?

A smart, future-proof purchase with strong rental yield, no onward chain, and a prime location in one of Coventry's most sought-after areas. With a long lease, low maintenance costs, and easy access to city centre amenities, this apartment is ideal for investors or first-time buyers alike.

### Measurements (in ft)

Kitchen: 9'10" x 6'1"


Bathroom: 5'5" x 5'5"

Bedroom 1: 8'9" x 10'3"

Bedroom 2: 9'7" x 6'10"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Poppleton Close, Earlsdon, Coventry, CV1

