













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, CVI, 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"

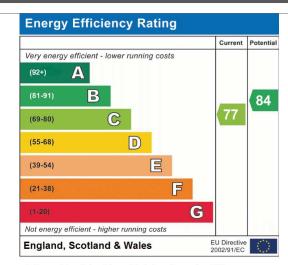
Bedroom 1: 8'9" x 10'3"

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



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





Address: Poppleton Close, Earlsdon, Coventry, CV1





