



HR ESTATE AGENTS

2 Bedrooms

Flat

£130,000

Located in

Stoke Heath





Amis Court Common Way

Stoke Heath | CV2 3JL



Located in Stoke Heath, this stylish top floor flat offers fantastic local amenities and excellent commuter links, just minutes from the A444. Built in 2011, the property features two bedrooms, a modern bathroom, and a spacious open-plan lounge, kitchen, and dining area. Additional benefits include a utility cupboard, private allocated parking, and access to a communal garden.

A great investment opportunity, the flat is currently achieving £800pcm in rental income but can also be purchased vacant for owner-occupiers. With 111 years remaining on the lease and annual costs of approximately £1,570, this property is perfect for professionals, first-time buyers, and investors alike.

Amis Court Common Way

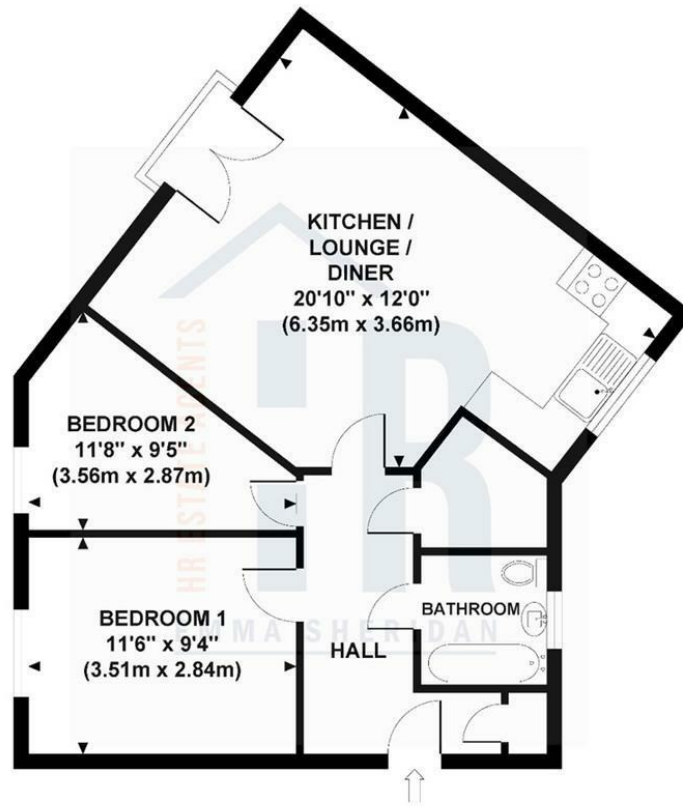
£130,000 Leasehold



- Great Investment Property
- Private Parking
- Council Tax Band A
- Gas Central Heating with a New Combi Boiler
- Top Floor
- Communal Garden
- EPC Rating C

AMIS COURT

Approximate Gross Internal Area 595 sq ft / 55.3 sq m



GROSS INTERNAL
FLOOR AREA 595 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band

Local Authority

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

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

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