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**Foleshill Road
Foleshill
Asking Price £129,950**



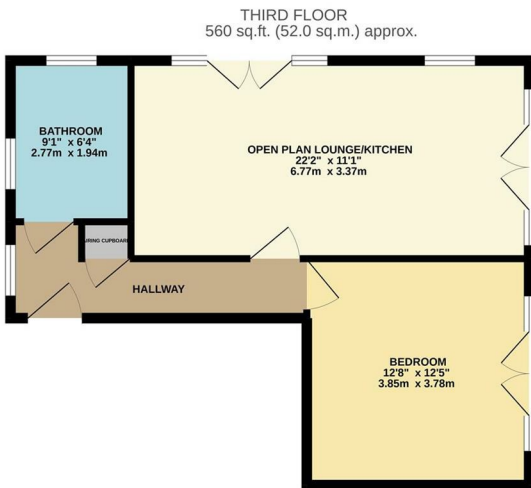
Built in 2016 this spacious and bright top floor apartment is an ideal investment or first time buyers purchase and is within walking distance to the city centre and is currently achieving a rental income of £795.00 per calendar month excluding bills.

The property is located on the third floor and briefly comprises of entrance hallway, open plan Lounge/kitchen with two Juliet balconies, bathroom (with bath and shower) and one double bedroom with a Juliet balcony.

The property also benefits from allocated parking space, gas central heating and double glazing.

Lease -148 Years Remaining on the lease
 Ground Rent - £150.00 per annum
 Service Charge - £197.76 per month

- EPC Rating: B
- One Bedroom Top-Floor Apartment
- Ideal Investment or First Time Buyers Purchase
- One allocated Car Parking Space
- Spacious Open Plan Lounge/Kitchen
- Gas Central Heating & Double Glazing
- Within Walking Distance Of Coventry City Centre
- 10 Year NHBC Warranty



THIRD FLOOR FLAT
 TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, roads and all other items are approximate and the responsibility is made for any errors. Attention is also drawn to the fact that the above figures are for general guidance only and should not be used as a basis for any professional purposes. We accept no liability for any errors or omissions. All figures are rounded to the nearest whole number.
 Made with eplans 10/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Leasehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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