



Stoney Stanton Road, Foleshill
Offers Over £100,000



This contemporary two-bedroom second-floor apartment presents an outstanding opportunity for buy-to-let investors, with existing tenants in place and currently achieving a rental income of £800.00 per calendar month (pcm).

The apartment features an entrance hallway leading into an open-plan living area with a bay window and fully fitted kitchen. Additionally, there is a family bathroom and two double bedrooms, with the master bedroom enjoying the convenience of an en-suite shower room.

Situated at the front of the Rathbone Court development, the apartment boasts secure access via security gates. Further benefits include one allocated parking space, double glazing throughout, excellent transportation links to and from Coventry City Centre, and a variety of shops and amenities in close proximity.

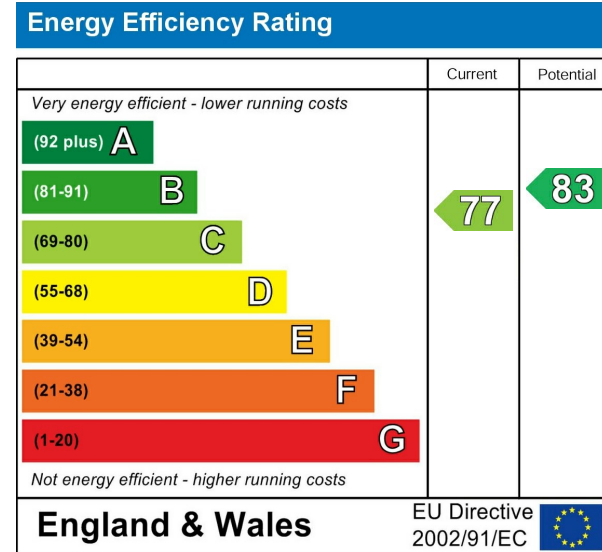
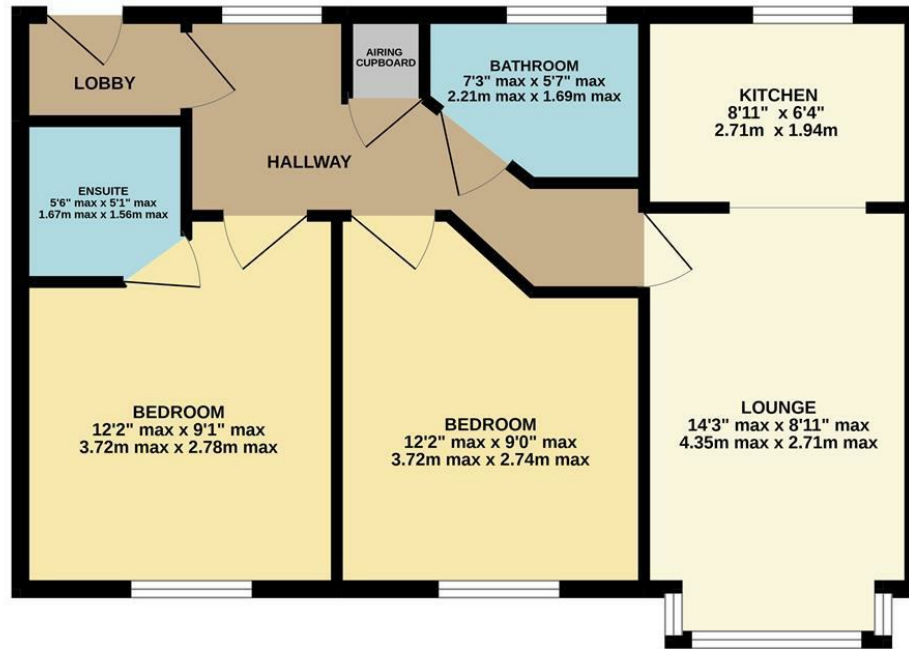
Lease - Approx. 137 Years Remaining on the lease
Service Charge - £125.92 per month
Ground Rent - £135.49 every 6 months

- EPC Rating: C
- Second Floor Apartment
- 2 Bedrooms
- Bathroom & En-suite Shower Room
- Open Plan Living/Kitchen Area
- Ideal Buy To Let - Tenants In Situ - Current Rental - £800.00pcm
- Allocated Parking Space
- Leasehold Property - 137 Years Remaining
- No Chain
- Close To Public Transport & Local Amenities





SECOND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



SECOND FLOOR FLAT

TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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