

**Stoney Stanton Road
Foleshill
Offers Over £100,000**



Looking for an Investment opportunity? This two bedroom, first floor flat is available to purchase with no upward chain.

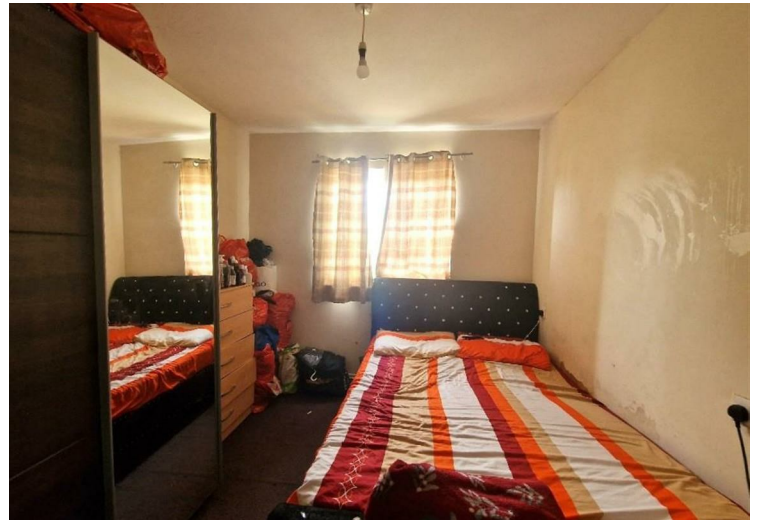
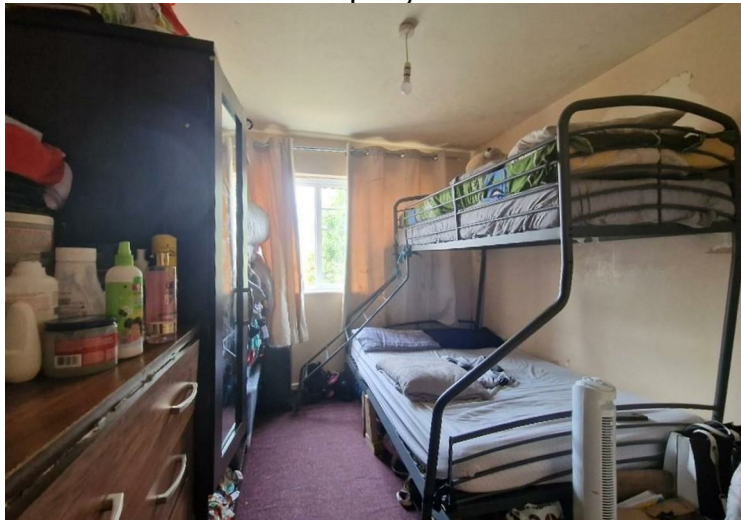
Currently having tenants in situ and achieving a rental of £600.00 per calendar month, the property briefly comprises of: Entrance hallway, open plan living room and fitted kitchen, two double bedroom, family bathroom and en-suite shower room.

The property also benefits from electric heating, double glazing and allocated parking.

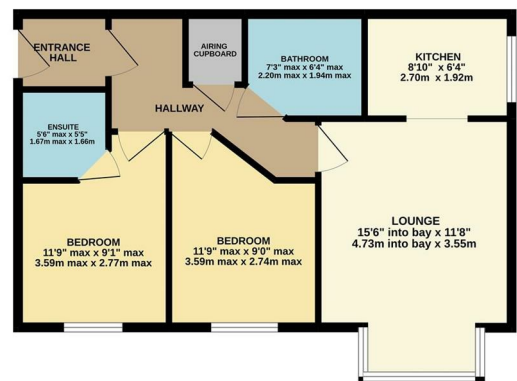
Leasehold - 139 years remaining on the lease
 Service Charge - This years service charge, which included some works completed on the development, was £2,176.42.

Ground Rent - £135.99 per year

- EPC Rating: C
- First Floor Flat
- Two Bedrooms
- Open Plan Lounge & Kitchen
- Bathroom & En-suite Shower Room
- Leasehold - 139 Years Remaining
- Tenants in Situ - £600.00 Per Calendar Month
- Allocated Parking
- Convenient Location
- Ideal Investment Opportunity



FIRST FLOOR
 582 sq.ft. (54.0 sq.m.) approx.



FIRST FLOOR FLAT
 TOTAL FLOOR AREA: 582 sq ft (54.0 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the dimensions contained herein, measurements of rooms are not guaranteed. This plan is for general purposes only and should be used as a guide only. Any dimensions are approximate. The property is shown as depicted and does not represent a contract. Made with Mapbox 2022

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.

Elite Property

Sterling House, 112 Walsgrave Road, Stoke, Coventry, West Midlands, CV2 4ED

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (91-100)		84
B (81-90)		80	
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC