

**Stoney Stanton Road  
Foleshill  
Offers Over £97,000**

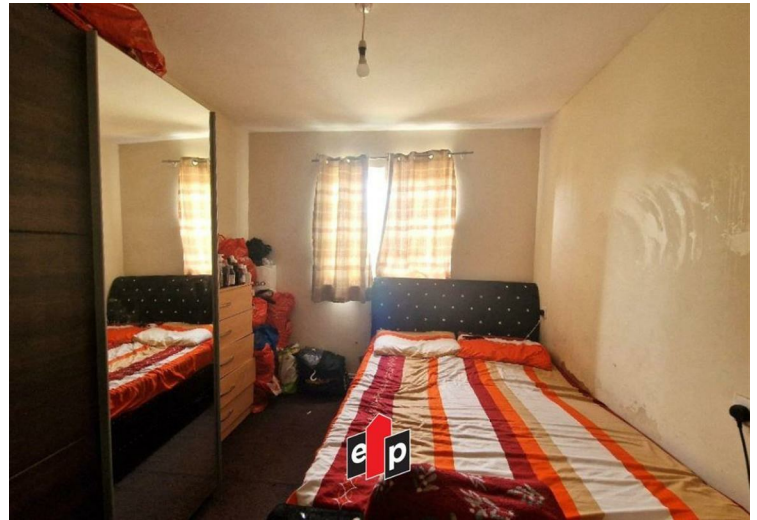
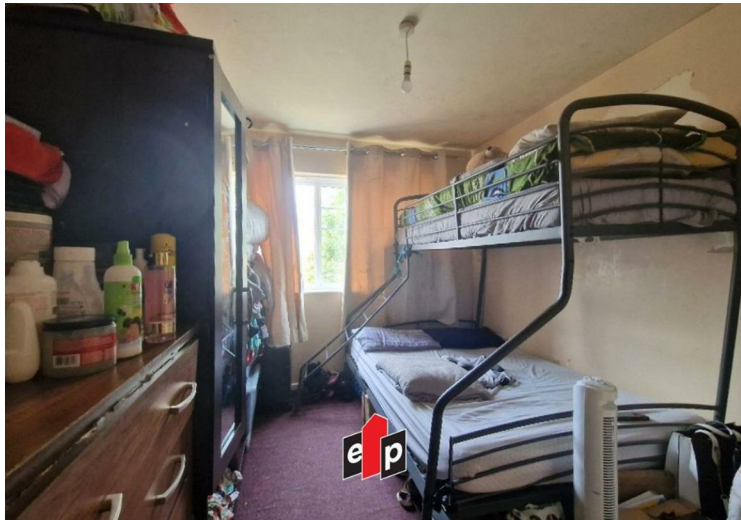




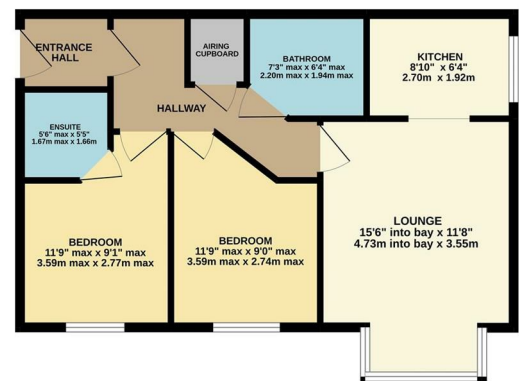
Seeking an investment opportunity? Look no further. This first-floor flat, featuring two bedrooms, is available for purchase with no upward chain. Currently occupied by tenants and generating a rental income of £600.00 per calendar month, the property includes an entrance hallway, an open plan living room and fitted kitchen, two double bedrooms, a family bathroom, and an en-suite shower room. Additional perks include electric heating, double glazing, and allocated parking.

Leasehold - 137 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.



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. They are for general guidance only and should be used as a guide only. The purchaser is advised to verify the dimensions of the property by a professional surveyor. The EPC Rating and Energy Performance Certificate (EPC) are for information only and should be used as a guide only. The EPC Rating and Energy Performance Certificate (EPC) are for information only and should be used as a guide only. 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**

**Tel: 024 7665 2200**

**www.eliteproperty.co**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		84
B (81-91)		78	
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