

**Goring Road  
Stoke  
Asking Price £90,000**



This spacious ground floor maisonette, ideal for first-time buyers or investors, is located in Coventry's Stoke area, close to local amenities and bus routes to the city centre. It features a lounge, fitted kitchen, one double bedroom, and a bathroom. The property also includes a private garden, gas central heating, and double glazing.

Currently tenanted, it generates a rental income of £525.00 per month starting from the 5th June 2024

Lease - Approx. 100 Years Remaining

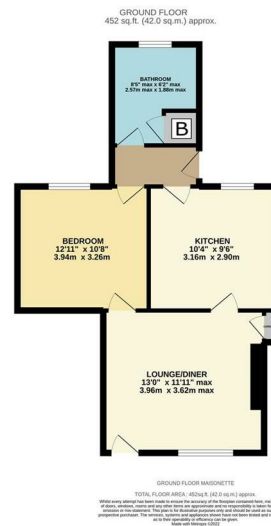
Leaseholders - Citizens

Service Charge - Approx. £400.00 per annum

Ground Rent - £10.00 per annum

Council Tax - A

- EPC Rating: D
- Ground Floor Maisonette
- One Bedroom
- Lounge
- Kitchen/Diner
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- Ideal Investment or First Time Buyer
- Leasehold - Approx. 100 Years Remaining
- Currently Tenanted At A Rental of £525.00pcm



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**

