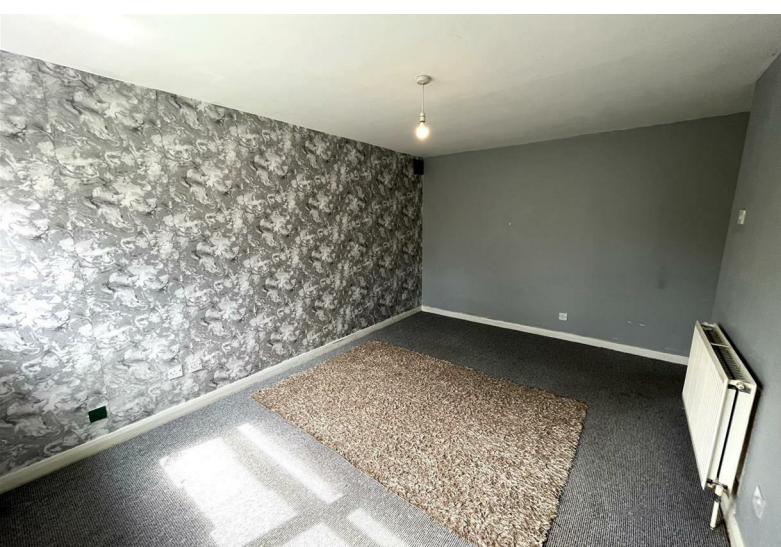




 x2

 x1

 x1



**Crowmere Road**  
**Walsgrave**  
**Asking Price £108,000**



Ideal for first time buyers or Investors.

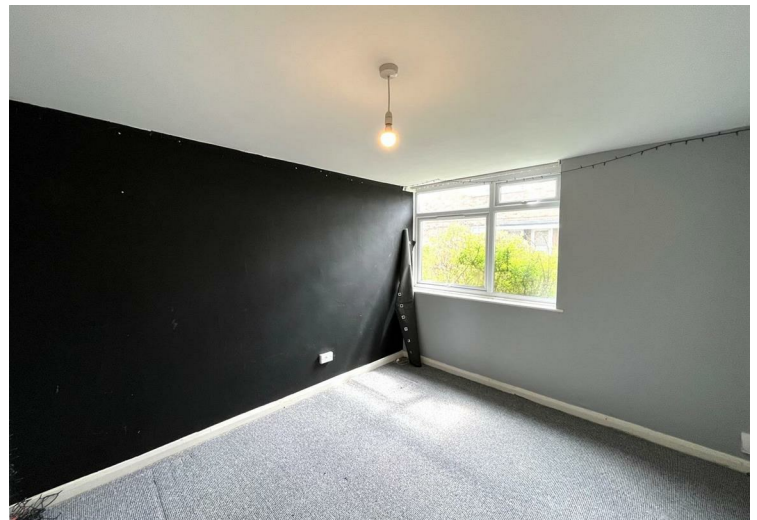
This 2 bedroom ground floor flat is a great opportunity for a First Time Buyer or an Investor looking to purchase in the Walsgrave area of Coventry. Located near University Hospital Of Coventry and Warwickshire and local motorway networks, this 2 bedroom flat is in need of modernisation.

The property comprising of a lounge, fitted kitchen, family bathroom and 2 double bedrooms as well as gas central heating and Off road parking is also available.

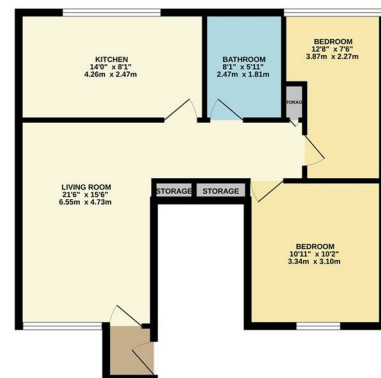
Lease -Approx. 144 Years Remaining on the lease  
 Ground Rent - £150.00 every 6 months  
 Service Charge - £216.00 Quarterly

**CALL NOW TO SECURE YOUR VIEWING ON 02476652200!**

- Ground Floor Flat
- Council Tax Band= A
- EPC= D
- Renovation Works Required
- Offroad Parking
- 2 Bedrooms
- Fitted Kitchen
- Ideal for first time buyers or investors
- No Chain
- Located close to UHCW



GROUND FLOOR  
 595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.2 sq.m.) approx.  
 All measurements are approximate and are for general guidance only. They are not intended to be relied upon for legal purposes. The floor plan is not to scale. The floor plan is not to be used as a basis for any legal proceedings. It is made with Microsoft Office.

**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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	