



**Limbrick Court**  
**Lawley Close**  
**Asking Price £115,000**



This 2 bedroom ground floor flat in a quite cul-de-sac is an ideal investment purchase or for first time buyers.

Benefiting from its own garage and shed lock up, the property also comprises of: Entrance hallway with storage, spacious lounge, two double bedrooms, fitted kitchen and family bathroom with shower.

The property is currently tenanted and achieving a rental of £700.00pcm.

Tenure: Leasehold  
 Years Remaining on Lease: 141 Years Remaining  
 Management Fee: £110.00 per month  
 Ground Rent: £0.00

- EPC Rating: C
- Ground Floor Flat
- 2 Bedrooms
- Lounge
- Kitchen
- Garage & Shed Lock Up
- Communal Gardens
- Leasehold - 141 Years Remaining
- Council Tax Band: B



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual dimensions, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability of these plans have not been tested and no guarantee as to their correctness or efficiency can be given. Made with SketchUp 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**

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