



x2



x2



x1



**Broad Lane
Eastern Green
Asking Price £155,000**



This fantastic two-bedroom first-floor maisonette is situated on Broad Lane, on the western outskirts of Coventry, offering a convenient location with excellent access to the A45 and surrounding road and motorway networks.

The property is spacious and well-maintained, and it is offered for sale with no upward chain. The accommodation features an inviting entrance hall with stairs leading to a bright and open-plan living room and a well-appointed fitted kitchen. There are two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room, as well as a modern family bathroom.

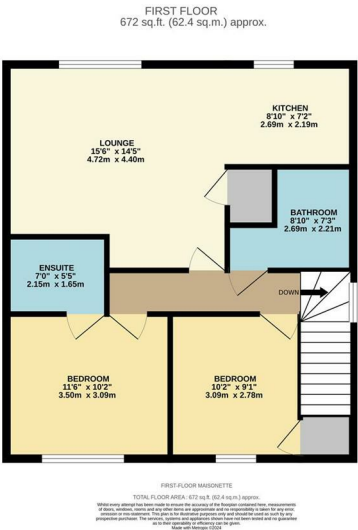
The property further benefits from an efficient electric panel heating system and UPVC double glazing. Externally, there is a designated parking space and beautifully tended communal gardens.

The property is currently tenanted, achieving a rental income of £900.00 per calendar month, making it an ideal investment opportunity. However, vacant possession can be provided upon request, offering flexibility for both investors and owner-occupiers.

This is a must-see property, and an internal inspection is highly recommended to fully appreciate all it has to offer.

Annual Ground Rent Charges = £75.00
Annual service charge = £1770.28

- EPC Rating: C
- First Floor Flat
- Two Bedrooms
- One Bathroom & One En-Suite Shower Room
- Open Plan Lounge/Kitchen
- One Allocated Parking Space
- Double Glazing & Electric Heating
- Communal Gardens
- Council Tax Band: B
- 106 Years Remaining on the Lease



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.

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