



 x2    x1    x1



**Sandy Lane, Radford**  
**Offers Around £117,500**



This 2 bedroom, furnished first floor apartment is located within walking distance of Coventry City Centre. The apartment comprises of:- Entrance hallway, lounge with sofas and dining table with access to a balcony. Fully fitted kitchen with electric hob and oven, fridge/freezer and washing machine. Bathroom with shower and one double bedroom and one single bedroom both with beds.

The property also benefits from double glazing and allocated parking.

The property is sold with tenants in situ and we are achieving a rental price of £725.00 per month.

Energy Efficiency Rating C

Lease Information:

Lease: 999 years with 978 years remaining

Ground Rent: £100.00 Per Annum

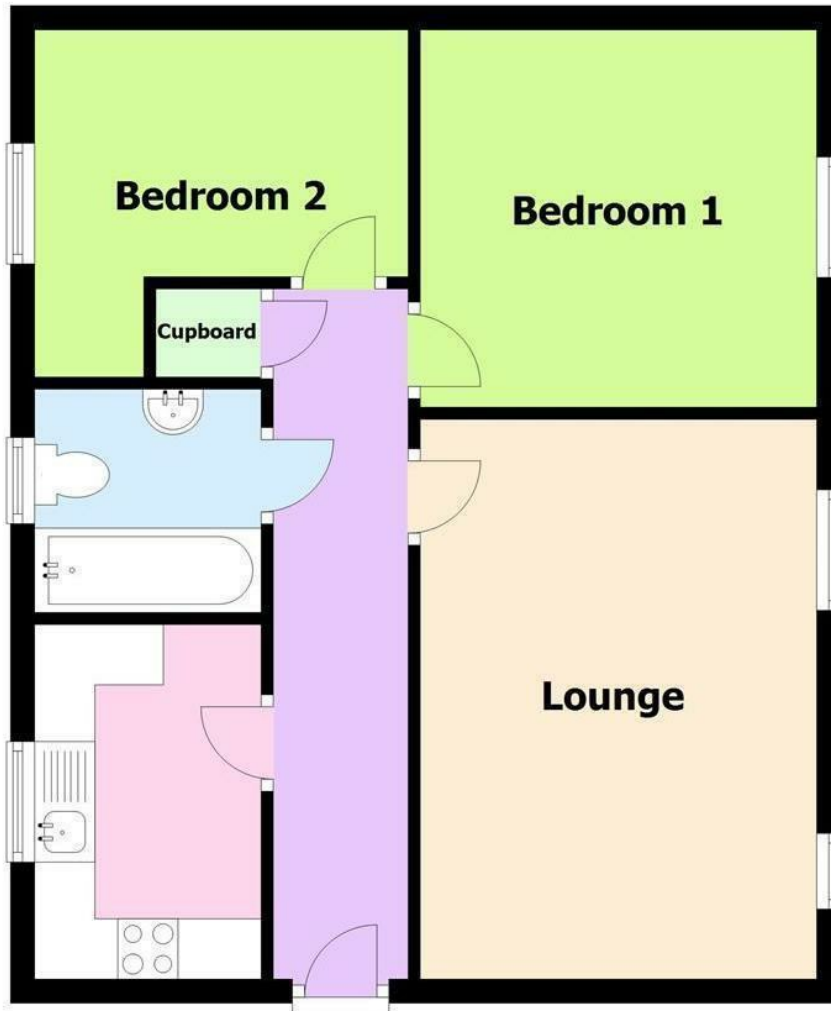
Service Charge: £86.92PCM

- Walking distance of Coventry City Centre
- One Allocated Parking Space
- Furnished
- First Floor Apartment
- Electric Storage Heating
- UPVC Double Glazing
- EPC - C
- Council Tax Band - B





# Floor Plan



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		63	71
EU Directive 2002/91/EC			

**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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