



The Barley Lea, Coventry, CV3 1EW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This two bedroom ground floor flat will be an ideal first time or investment purchase.

The accommodation comprises, entrance hall, open plan fitted kitchen/living room with modern fitted units, two double bedrooms and a shower room.

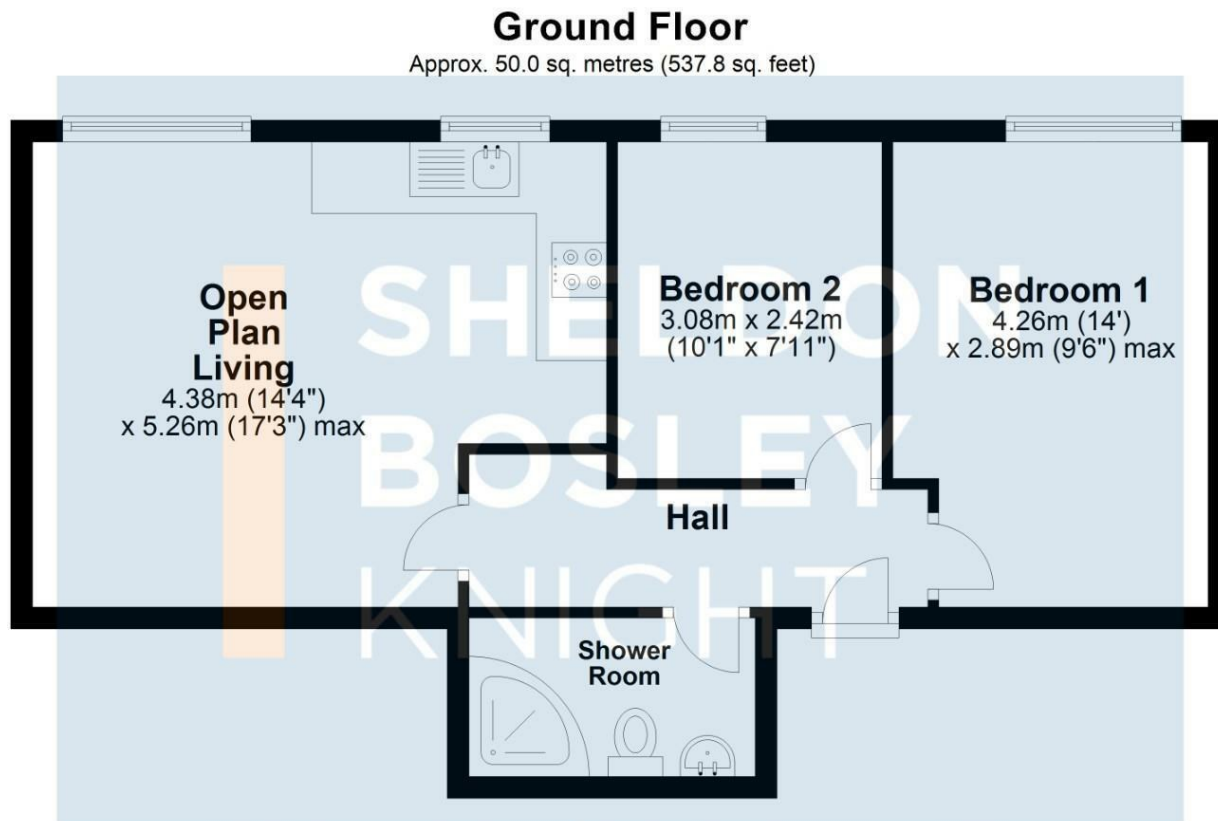
Externally the property boasts communal gardens and an allocated parking space.

Additional benefits include: Long lease remaining (142 years) and low ground rent/service charge.









Total area: approx. 50.0 sq. metres (537.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance puposes only.  
Plan produced using PlanUp.

## Key Features

- Two Bedrooms
- Ideal First Time Buy/Investment
- Ground Floor Flat
- Potential rent at £850.00 per calendar month
- Open Plan Kitchen/Living/Dining
- Communal Gardens
- Allocated Parking
- Long Lease
- Low Service Charge/Ground Rent

**£110,000**

EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

Local Authority -  
Coventry City Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee