

OPENING DOORS SINCE 1843

Loveitts est. 1843
THE ESTATE AGENTS

Swan Lane, Coventry, CV2 4NR
£120,000



2



2



1



B

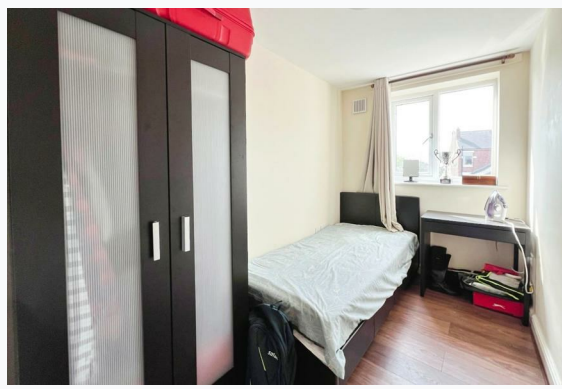
Swan Court, Swan Lane, Coventry, CV2 4NR

Loveitts are pleased to bring to the market this two bedroom, modern, first floor apartment situated in the popular residential location of Stoke and within walking distance to the City Centre. This property has been well-maintained and represents a great purchase for a first time buyer, professional or investor with a potential yield of 8.5%.

Comprising of an entrance hall behind secure intercom system, lounge/diner with kitchen, juliet balcony, master bedroom with en-suite, further bedroom and family bathroom.

Further benefits include communal parking and a 142 year lease.



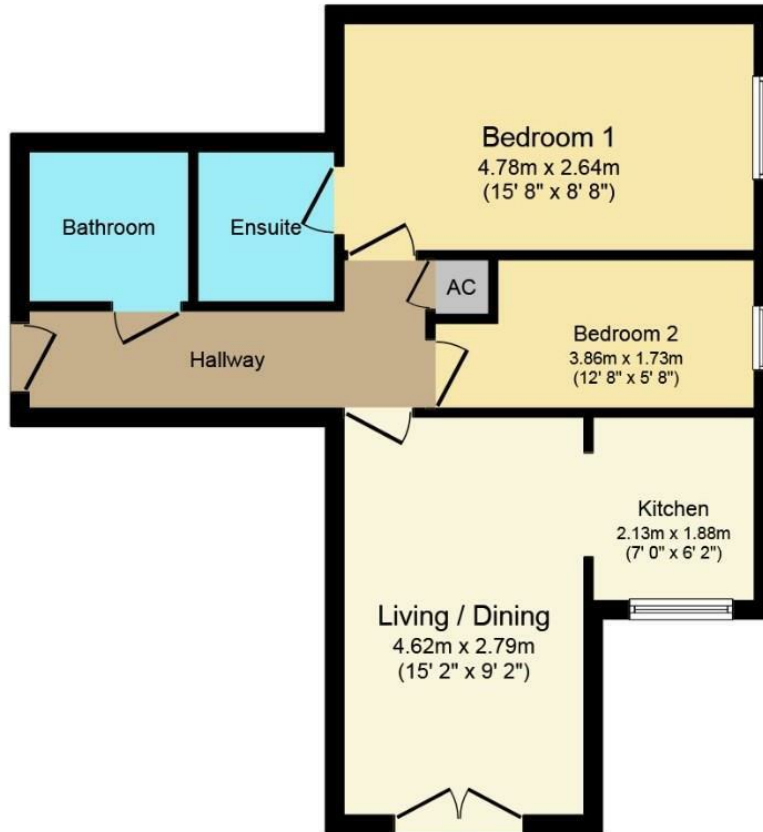


- First Floor Apartment
- Two Bedrooms
- Master Bedroom with En-Suite
- Juliet Balcony
- Communal Parking
- Secure Entrycom System
- Lease Remaining - 142 Years
- Potential Yield of 8.5%
- Well Presented
- Council Tax - A

Situated off Swan Lane, Swan Court is a gated development consisting of several apartments. Approximately 10 minutes from the city centre and close to local amenities and shops, this is an ideal location for the professionals or investors.



Floor Plan



Floor area 49.8 sq. m. (536 sq. ft.) approx

Total floor area 49.8 sq. m. (536 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Coventry
29 Warwick Row, Coventry CV1 1DY
024 7625 8421

Registered in England & Wales Company no. 7558151