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**Triumph House, Coventry City Centre, CV1 2EA**

# Property Description

**\*\*SOLD PRIOR TO MARKETING\*\***

A fantastic opportunity to acquire this substantial 1,124 sq ft fourth floor, two bedroom apartment offering great City views and positioned in the City Centre. The property benefits from being purchased with a tenant in situ until January 2025 and has a yield of 6.3% but with current market trends has a potential return of 7.8%.

The accommodation on offer comprises entrance hallway with multiple storage cupboards, two generous double bedrooms with one containing an en-suite shower room, spacious bathroom, an immense open plan lounge/diner with access to it's own private balcony and a fitted kitchen with integrated dishwasher, oven and hob.

Further benefits include double glazing throughout, allocated parking space, gated entrance to the grounds, lift access to apartments and access via intercom.



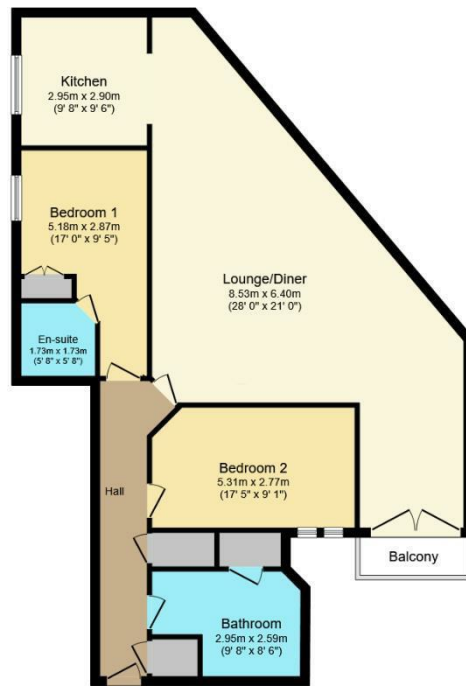


## Key Features

- Substantial Two Bedroom Apartment
- Lift Access to Floors
- Two Double Bedrooms
- Considerable Lounge/Diner with Great Views
- Ensuite Shower Room
- Generous Bathroom
- Fitted Kitchen
- Private Balcony
- Allocated Parking Space
- EPC - B

**Offers Over  
£200,000**



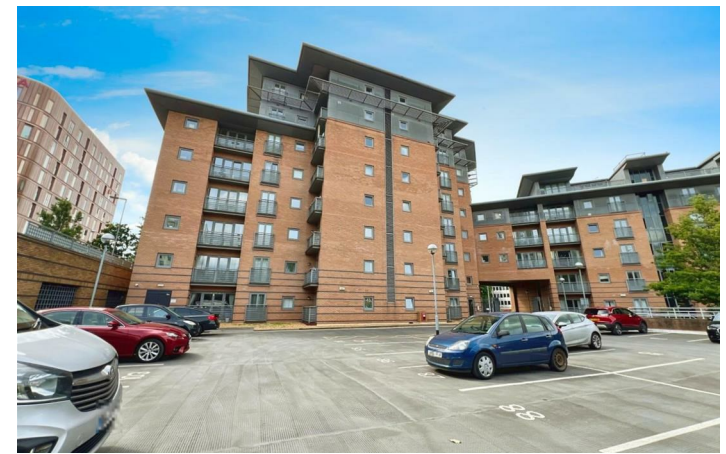


### Floor Plan

Floor area 104.5 m<sup>2</sup> (1,124 sq.ft.)

TOTAL: 104.5 m<sup>2</sup> (1,124 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



EPC Rating - B

Tenure - Leasehold

Council Tax Band - C

Local Authority  
Coventry

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on 02476 258421