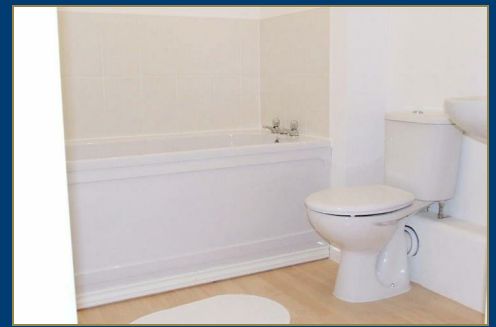




**ASSURED
RESIDENTIAL**

8 Eaton Road
Station Square
Coventry CV1 2FF
Tel: 024 7622 5030
Fax: 024 7622 5040
Email: sales@assuredresidential.com
Web: assuredresidential.com



**27 Calverly Court, Paladine Way
Coventry, CV3 1NG**

£125,000

***** TENANTED INVESTMENT OPPORTUNITY ***** This contemporary third (top) floor two bedroom apartment is situated on a modern development to the South-east of Coventry City centre and has good access to the A45 and A46 and motorway network. The property comprises entrance hall with a large storage cupboard and an open plan Lounge/Kitchen. The kitchen is fitted with built in oven and gas hob, fridge/freezer, washing machine and dishwasher. There are TWO DOUBLE BEDROOMS, the main bedroom having an en-suite shower room. The bathroom has a bath, WC and wash basin. Gas fired central heating and double glazing. There is an allocated parking space in the gated basement. The property is CURRENTLY LET and managed by Assured Residential on an Assured Shorthold Tenancy at a rent of £937.50 pcm exclusive for a fixed term of 12 months from 23/03/24 on a furnished basis. For Sat Nav users the postcode is CV3 1NG.



COMMUNAL ENTRANCE

The property is accessed via a communal hall with an electronic door entry system and stairs to the third floor.

HALL

With front entrance door, radiator, laminate floor, intercom phone to wall and walk in very useful storage cupboard.

OPEN PLAN LOUNGE/KITCHEN

12'11" max 10'5" min x 21'1" (3.96 max 3.20 min x 6.43)



With a double glazed window to the front and two radiators. Range of beech effect wall and base units, built in electric oven and gas hob, fridge/freezer, washing machine and dishwasher. Cupboard with Ideal gas boiler. Extractor fan.

KITCHEN PHOTO



BEDROOM ONE

10'2" x 12'4" m x 10'4" min (3.12 x 3.76 m x 3.15 min)



With radiator and double glazed window.

EN-SUITE SHOWER ROOM

With shower cubicle having thermostatic shower, WC and wash hand basin. Radiator and extractor fan.

BEDROOM TWO

8'1" x 10'1" (2.47 x 3.08)



With double glazed patio doors and Juliet balcony. Radiator, bed, wardrobe and bed side unit. Having a sliding patio door with Juliet balcony.

BATHROOM



With bath, WC and wash hand basin. Radiator. Extractor fan.

OUTSIDE

BASEMENT CAR PARK

Having an allocated parking space within a remote controlled gated basement.

GENERAL INFORMATION

TENURE

We understand that the property is Leasehold held on a 125 year lease from October 2007. We have been informed that the service charge is currently £2400 per annum. Current ground rent £200 per annum.

SERVICES

We understand that all mains services are connected. Please ask your legal representative to verify this information prior to exchange of contracts. We have not carried out any form of testing of appliances, central heating (where installed) or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

FIXTURES & FITTINGS

As stated in these details.

COUNCIL TAX

Band B

PHOTOGRAPHS

The photographs are from our computer records.





Third Floor



Please note: Any measurements displayed are to be used as a guide only.
 Plan created by Coventry Property Surveys Ltd Tel: 024 7629 1555
 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 or agreement. Prospective tenants 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 firms employment has the authority to make or give any representation or warranty in respect of the property.