



Morfa Gardens, Coundon, Coventry CV6 1PX  
£159,950

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LETTINGS AND SALES



A spacious and well-presented two double bedroom top floor flat that is within easy reach of local amenities and a short walk to Coundon Wedge. Comprising of spacious lounge with double glazed door opening out to a balcony, a modern fitted kitchen with a range of black high gloss units with integrated oven and gas hob and part tiled bathroom with white suite to include bath with shower over. The flat is double glazed & central heated & there is access to the well-maintained communal gardens and also further benefits from having a garage. The property is currently tenanted but can offered vacant possession, current rental income £8100 PA with potential to achieve around £10,200 PA

### Lounge

**13'7" x 11'11" (4.15m x 3.65m)**

The spacious lounge has a feature fire place and has access out to a private balcony

### Kitchen

**8'10" x 7'4" (2.71m x 2.26m)**

A modern fitted kitchen with a range of black high gloss units to include an integrated oven & hob

### Bathroom

**5'9" x 8'10" (1.76m x 2.71m)**

The part tiled bathroom comes with a white suite to include bath with shower over

### Bedroom One

**15'8" x 9'10" (4.79m x 3.01m )**

Spacious double bedroom with GCH radiator & UPVC double glazed window.

### Bedroom Two

**10'11" x 9'11" (3.34m x 3.04m)**

A further well proportioned double bedroom

### Tenure - Leasehold

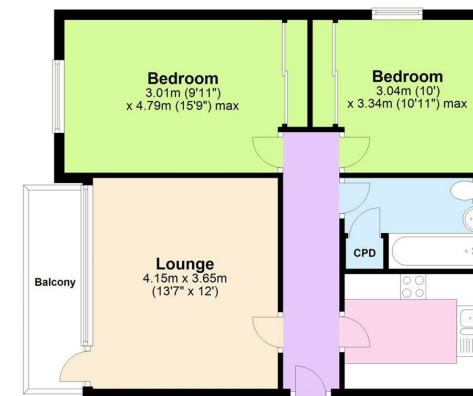
The agent has been informed that the property is offered leasehold with approximately 83 years remaining on the lease, however any interested party should obtain

confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

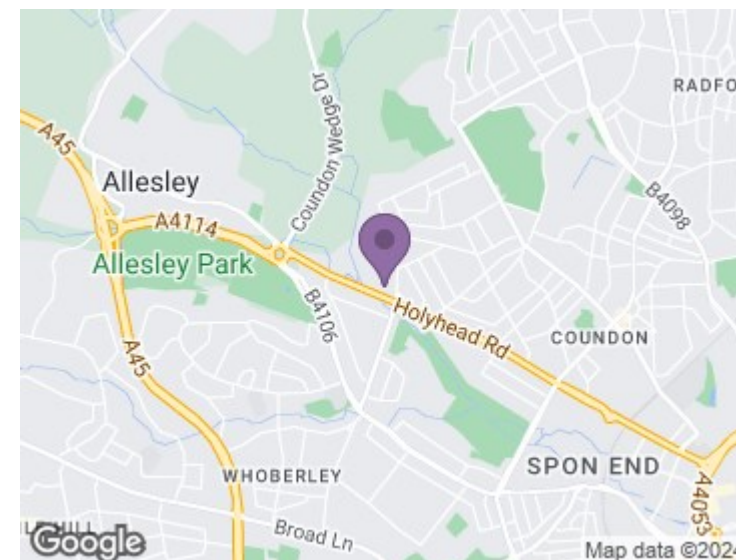
### Viewings

Viewings are strictly by appointment only via Archer Bassett.

Floor Plan

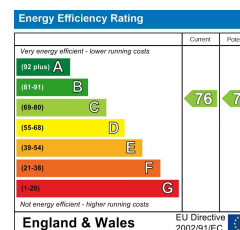


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by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



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