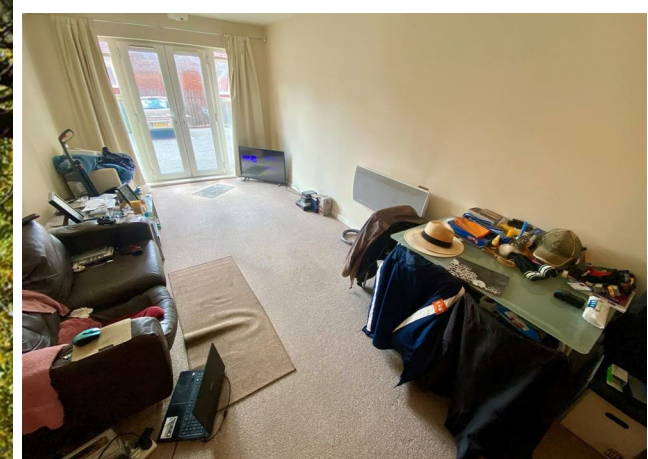


360°  
VIRTUAL TOUR

ONLINE  
VIEWING



Bodiam Hall, Lower Ford Street, Coventry CV1 5PA  
Offers Over £110,000

archerbassett  
LETTINGS AND SALES

**\*\*AN EXCELLENT INVESTMENT OPPORTUNITY WITH 136 YEARS REMAINING ON THE LEASE AND TENANT IN-SITU WITH CURRENT RENTAL INCOME OF £9000PA\*\*** This modern and spacious one bedroom ground-floor apartment is situated within walking distance to the City Centre and local amenities, with double glazing and electric heating. Comprises of generously sized living room with French doors to communal car park, fitted kitchen with integrated electric oven & hob, washer dryer and freestanding fridge/freezer. A part tiled bathroom with white suite to include bath with shower over, w/c and hand wash basin. Also benefits from allocated parking and entry phone system.

### Approach

The apartment comprises of a communal entrance door and entry phone system

### Hall

Comprises of a electric heater, secure intercom telephone system, with built in storage cupboard containing the water tank.

### Bathroom

**6'11" x 6'3" (2.12 x 1.91)**

A part tiled bathroom with white suite, bath with thermostatic shower over, W/C and hand wash basin

### Bedroom

**9'0" x 13'8" (2.75 x 4.17)**

Double glazed window to rear, spacious double room with carpet.

### Lounge

**9'10" x 18'9" (3.01 x 5.73)**

Double glazed French door leading to the car park, two electric heaters, generously sized lounge with carpet.

### Kitchen

**8'10" x 6'3" (2.71 x 1.92)**

Modern fitted kitchen with a range of matching wall and base units, integrated electric four ring hob and oven, washer/dryer and freestanding fridge/freezer

### **DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

### Tenure - Leasehold

The agent has been informed that the property is offered leasehold 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.

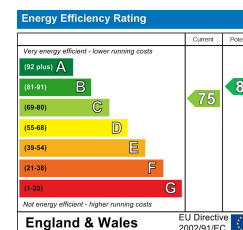
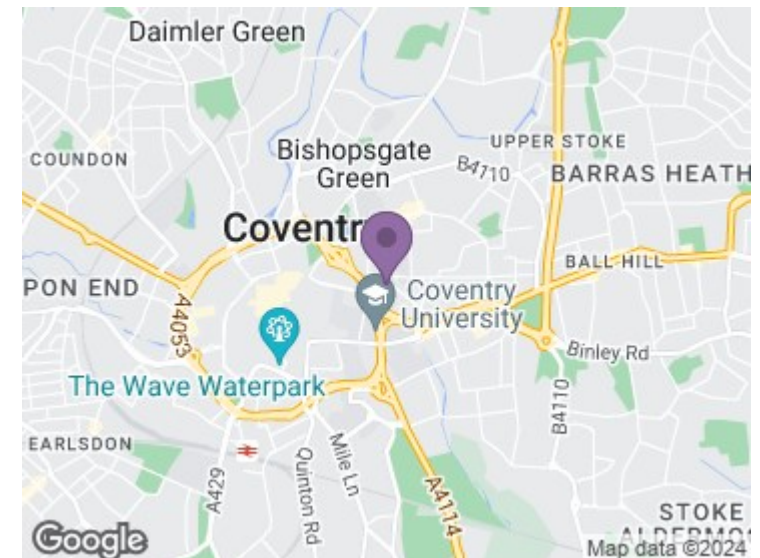
### Viewings

Viewings are strictly by appointment only via Archer Bassett.



Total area: approx. 44.7 sq. metres (480.7 sq. feet)

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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