

SOLD BY  
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LETTINGS AND SALES



Derwent Close, Eastern Green, Coventry CV5 7GQ  
Offers In The Region Of £139,950

archerbassett  
LETTINGS AND SALES

**\*\*INVESTORS ONLY - ACHEIVING A RENTAL INCOME OF £9540pa\*\*** This two bedroom first floor maisonette is located in a quiet cul-de-sac and is offered for sale with no upward chain, a long lease of a 126 years, zero service charge and a peppercorn ground rent. In brief there is a newly fitted kitchen and bathroom, a spacious lounge with feature gas fire, the newly fitted kitchen comes with an electric oven, the principle double bedroom has built in wardrobes, the well-proportioned single bedroom has over stairs storage and the stylish newly installed bathroom has a double shower cubicle, W/C & hand wash. Externally there is plenty of outside space to enjoy as there are gardens to the front, side and rear of the property. Eastern Green is located to southern side of Coventry and is well served by local amenities, public transport and has excellent access to the motorway network by way of the A45.

### Lounge

**5.00m x 3.31m max (1.52m.0.00mm x 0.91m.9.45mm max)**

Spacious lounge with feature fire place.

### Fitted Kitchen

**9'4" x 7'6" max (2.85m x 2.29m max)**

Newly fitted kitchen with a range of wall & base units and integrated eclectic oven & hob.

### Bedroom One

**11'11" x 11'4" max (3.64m x 3.47m max )**

Good size double bedroom with built in wardrobes offering ample storage.

### Bedroom Two

**9'10" x 10'8" max (3.00m x 3.27m max )**

Well proportioned single bedroom with over stairs storage.

### Bathroom

**6'4" x 5'4" (1.94m x 1.65m)**

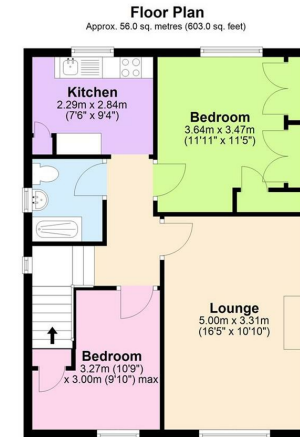
Newly fitted bathroom with large shower cubicle, W/C and hand wash.

### 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.

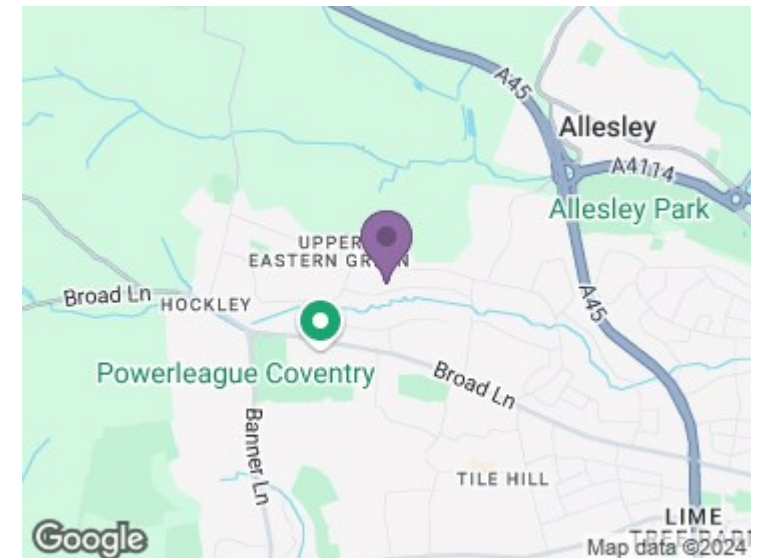
### Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.



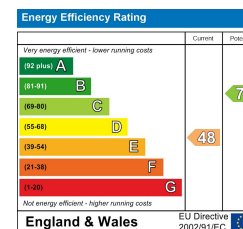
Total area: approx. 56.0 sq. metres (603.0 sq. feet)

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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