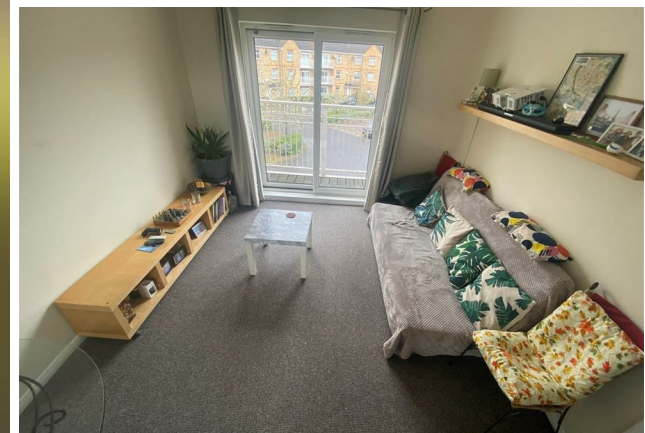


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LETTINGS AND SALES



Kilderkin Court, Parkside, Coventry CV1 2UF  
£149,950

archerbassett  
LETTINGS AND SALES

**\*\* TENANT IN-SITU - CURRENTLY ACHEIVING RENTAL INCOME OF £11,400PA - WITH LONG LEASE OF 975 YEARS**  
**\*\* A well proportioned second floor maisonette with double glazing and electric storage heating throughout. Comprising of a generous lounge with patio doors to balcony, fitted kitchen with a range of wall and base units also incorporating an integrated electric hob and oven. There is a part tiled bathroom with white suite to include bath with electric shower over. Other benefits include allocated parking and entry phone system.**

**Hallway**

**13'9" x 3'0" (4.20m x 0.91m)**

Entrance hallway with laminate flooring.

**Kitchen**

**7'3" x 7'10" (2.22m x 2.40m)**

Double glazed window to front, fitted kitchen with a range of wall and base units and an integrated electric hob and oven.

**Lounge/Diner**

**10'6" x 19'5" (3.20m x 5.91m)**

Double glazed window to front and patio doors to rear leading to private balcony. Spacious lounge/diner with carpet.

**Bathroom**

**7'3" x 5'11" (2.20m x 1.80m)**

Double glazed window to front with privacy glass, part tiled bathroom with white suite to include bath with shower over, w/c and handwash basin.

**Bedroom 1**

**8'10" x 12'2" (2.70m x 3.70m)**

Double glazed window to rear, double room with carpet

**Bedroom 2**

**6'3" x 8'2" (1.90m x 2.50m)**

Double glazed window to rear, single room with carpet.

**DISCLAIMER**

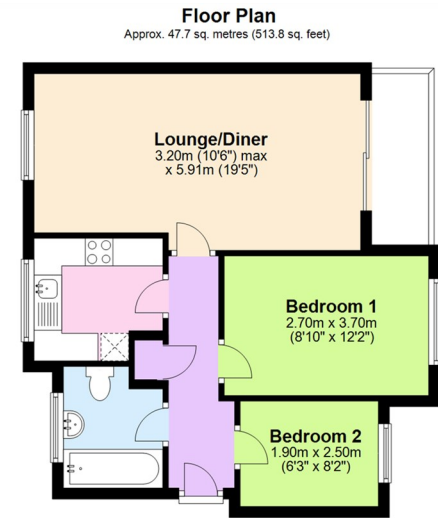
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**Tenure (Leasehold)**

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.

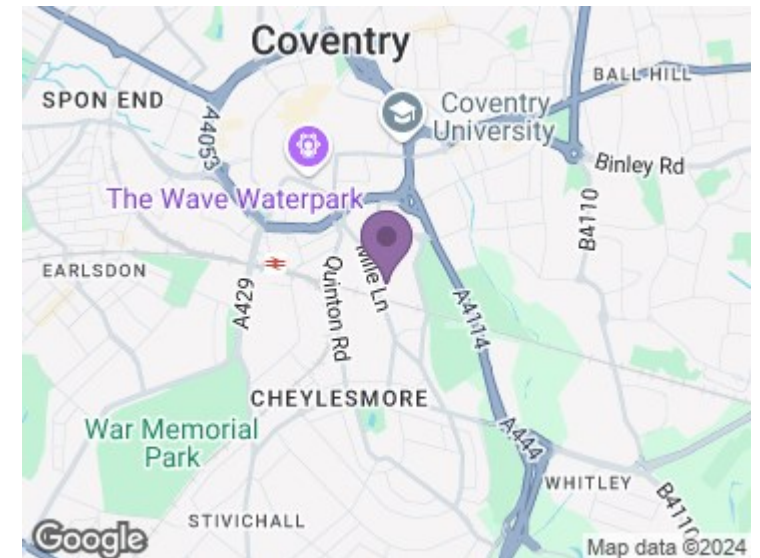
**Viewing Arrangements**

Viewings are strictly by appointment only via Archer Bassett.



Total area: approx. 47.7 sq. metres (513.8 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		79	80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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