

Signet Square, Stoke, Coventry CV2 4NZ  
£129,995

archerbassett  
LETTINGS AND SALES

**\*\* IDEAL FIRST TIME PURCHASE OR INVESTMENT \*\* A**

modern two double bedroom apartment based in a popular development, close to local amenities, city centre and transport links. Briefly comprising of a spacious open plan lounge/kitchen with a range of wall and base units and integrated oven, gas hob and a Juliette balcony. The main bedroom benefits from built in wardrobes and the part tiled bathroom features a white suite with bath with shower over, W/C and hand wash basin. Additional benefits include double glazing and central heating throughout, an allocated parking space, secure entry phone and well kept communal areas. Currently achieving a rental income of £850pcm with a 7.8% Yield and scope to increase. EPC Rating B

**Hallway**

Spacious hallway with entrance porch and additional large storage cupboard.

**Open Plan Living**

**19'4" x 9'2" (5.90m x 2.80m)**

Spacious lounge/kitchen with laminate flooring and Juliette balcony, a range of wall and base units and integrated hob and oven.

**Bathroom**

**4'11" x 8'10" (1.50m x 2.70m)**

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

**Bedroom 1**

**13'9" x 8'4" (4.20m x 2.53m)**

Double glazed window to rear, spacious double room with built in wardrobes.

**Bedroom 2**

**8'6" x 7'7" (2.60m x 2.30m)**

Double glazed window to rear, double room with carpet.

**Viewings**

Viewings are strictly by appointment only via Archer Bassett.

**DISCLAIMER**

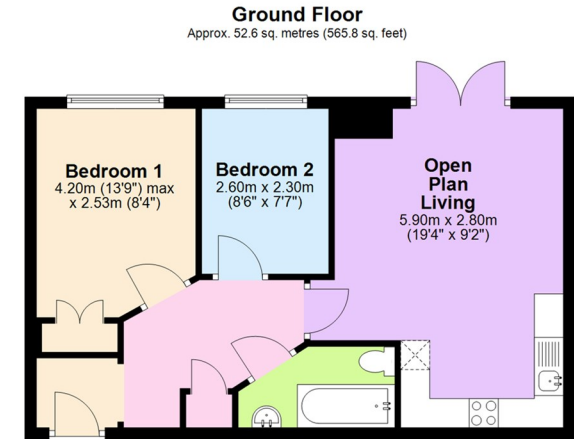
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**Tenure - Leasehold**

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.

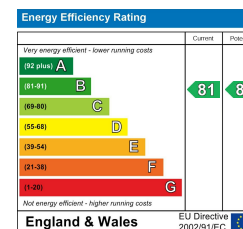
**Agent Notes**

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
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Total area: approx. 52.6 sq. metres (565.8 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.



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