

The Co-Operative, Corporation Street, Coventry CV1 1GF
Offers In The Region Of £165,000

archerbassett
LETTINGS AND SALES

****INVESTORS ONLY - CURRENTLY ACHEIVING A RENTAL INCOME OF £12,600PA**** Modern one bedroom apartment in the prestigious Co-Operative redevelopment set around the region's first indoor park in the heart of the City Centre. The secure reception area has lift access to all floors and all apartments wrap around the landscaped indoor park which is exclusively for the use of residents. The apartment is currently let on a fully furnished basis and has been finished to the highest of standards throughout to include an open plan living/kitchen area with integrated oven & ceramic hob, fridge/freezer, washer/dryer and dishwasher. The double bedroom benefits from fitted wardrobes and the bathroom is fitted with a bath with mixer shower over. There are communal gym & exercise areas exclusively for residents along with a stylish rooftop Resident's Lounge on the 3rd floor.

Hallway
6'9" x 6'6" (2.06m x 2.00m)
Spacious entrance hallway with large built in storage cupboard.

Open Plan Living
12'6" x 16'11" (3.82m x 5.17m)
Spacious and light open plan living area with double glazed windows to rear with views of internal greenspace. The kitchen area includes a range of modern wall & base units with integrated oven & ceramic hob, fridge/freezer, washer/dryer and dishwasher.

Bedroom
15'5" x 9'10" (4.71m x 3.00m)
Double glazed windows to rear with views of internal greenspace. Spacious double bedroom with fitted wardrobes.

Bathroom
6'7" x 6'6" (2.02m x 2.00m)
Part tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin.

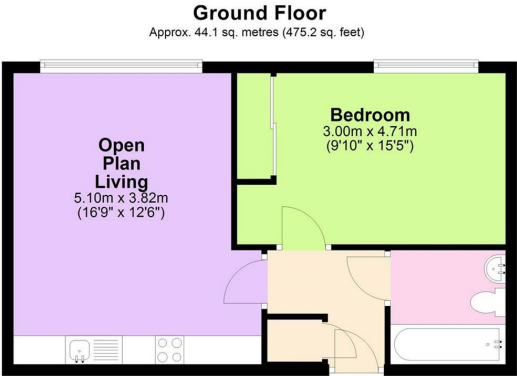
DISCLAIMER

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.

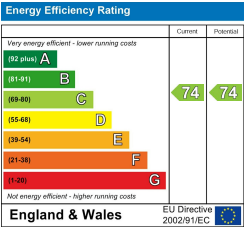
Tenure - Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in 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.

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.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



Total area: approx. 44.1 sq. metres (475.2 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.



67 Hertford Street, Coventry CV1 1LB
024 7623 7500
sales@archerbassett.co.uk
archerbassett.co.uk