



Whitley Court, Whitley Court, Coventry CV3 4AH  
£124,950

**archerbassett**  
LETTINGS AND SALES

- GREAT INVESTMENT OPPURTUNITY - TENANT IN SITU - CURRENT RENTAL INCOME £9540 PA
- LONG LEASE OF 127 YEARS & ANNUAL GROUND RENT OF £10 FIXED UNTIL 2062 & PEPPERCORN RENT THEREAFTER
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATED WITH WORCESTER BOSCH BOILER
- SPACIOUS LOUNGE / DINER
- STYLISH BATHROOM
- FITTED KITCHEN
- GARAGE
- NO UPWARD CHAIN
- ENERGY RATING C

IDEAL INVESTMENT - NO CHAIN - LONG LEASE- CAN BE OFFERED WITH VACANT POSSESSION- CURRENT RENTAL INCOME £9540 PA (YIELD APPROX 7.63%) . This well presented and spacious two bedroom top floor flat has double glazing & gas central heating throughout. In brief the flat comprises of a good size lounge/diner with a large southerly facing window, a modern fitted kitchen with a range of wall & base units and integrated oven & hob. Both of the bedrooms are double in size with the principal bedroom having a fitted wardrobe and the fully tiled bathroom has a white suite to include a bath with power shower over. Externally there is off road parking available, a garage and well kept communal gardens.

