



5 Riley House, Manor House Drive, Coventry, CV1 2EB

£165,000

cartwright  
hands



# 5 Riley House, Manor House Drive

## Coventry

- First Floor Apartment
- Two Bedrooms
- Lounge/diner
- Fitted Kitchen
- En Suite Bathroom
- Shower Room
- Gated Parking
- Tenure Leasehold
- EPC B (81)
- Council Tax Band C
- We believe all mains services are connected to the property (not tested) except for gas.

This two bedroom apartment is situated in the heart of city centre with secure gated parking to the rear with allocated space, the accommodation features: entrance hall, lounge/diner, fitted kitchen, two bedrooms, master bedroom with en-suite bathroom, separate shower room. The property is offered with no onward chain. Concierge on site.

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.





**Hall**

Door to communal hallway, door to lounge/diner, bedrooms and shower room.

**Lounge /Dining Room**

Double glazed door to rear with access to balcony, TV point, two radiators, opening to kitchen.

**Kitchen**

Range of wall and base unit cupboards, one and quarter bowl stainless steel and drainer, plumbing for washing machine, integrated fridge/freezer, integrated four ring electric hob with cooker hood, integrated electric oven.

**Master Bedroom**

Double glazed window to rear, built in wardrobe, door to en-suite bathroom.

**En-suite Bathroom**

Panelled bath with mixer shower, low level WC, wash hand basin.

**Bedroom 2**

Double glazed window to rear, electric heater.

**Shower Room**

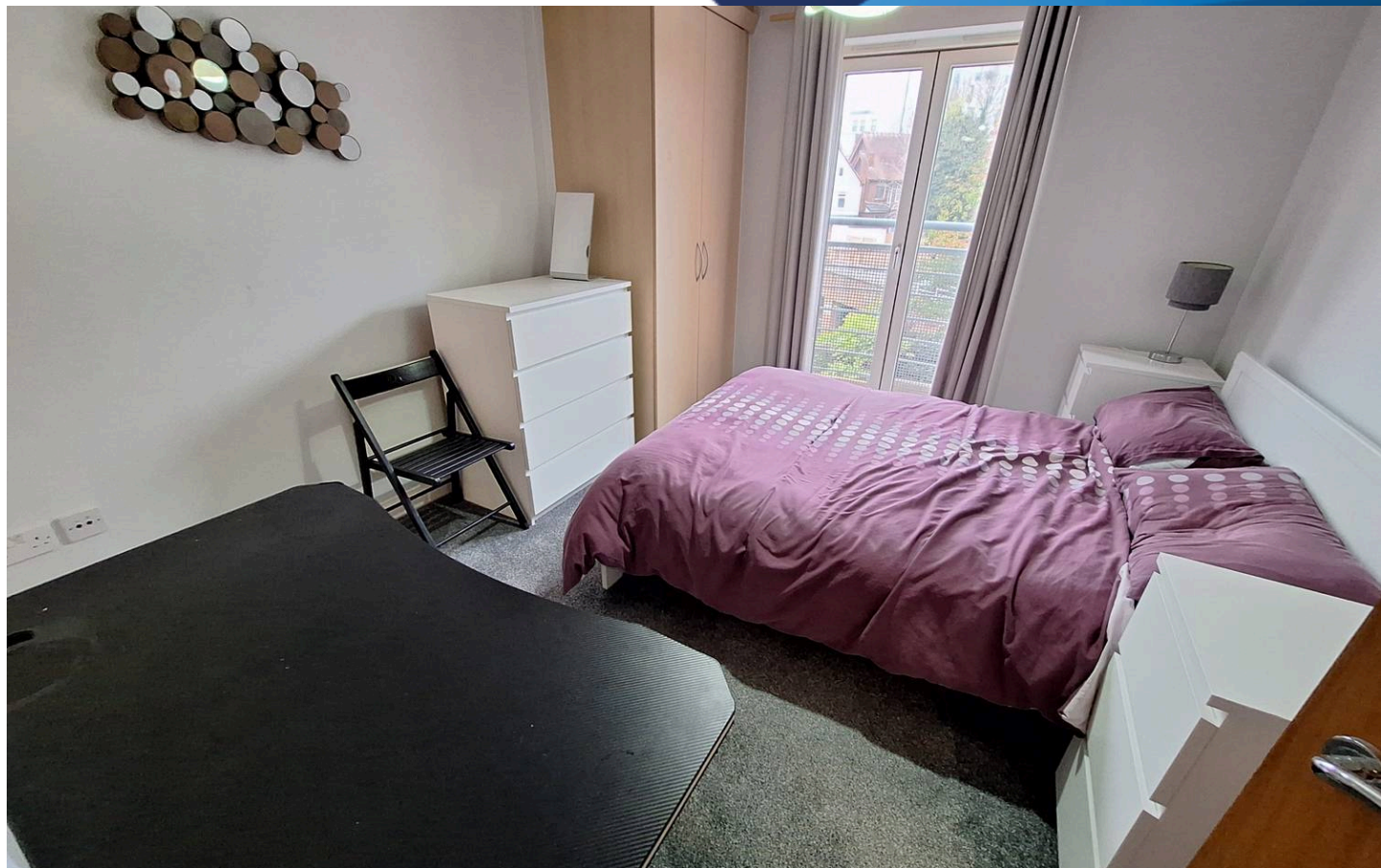
Shower cubicle, low level WC, wash hand basin, shaver point.

**Parking**

There is secure gated parking to the rear of the building.

**Tenure**

The property is Leasehold. Term 125 years from 1 January 2001 with 101 years remaining ( This must be confirmed with solicitors) Ground Rent: £137.52 (period 01/03/2025 to 31/08/25 (This must be confirmed with solicitors) Service Charge: £1,650.59 (period 1 March 2025 to 31 August 2025). (This must be confirmed with solicitors). We have been given 6 months charges for ground rent and service charge. September 2025 to February 2026 must be advised by the Managing Agents.



### First Floor Flat

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



Telephone: 02476 256 616  
Email: [sales@cartwriighthands.co.uk](mailto:sales@cartwriighthands.co.uk)  
121-123 New Union St, Coventry, CV1 2NT

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.