



Coopers

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Queens House, Queens Road, Coventry CV1 3EJ

Guide Price £119,950



Queens House, Queens Road, Coventry

Centrally located third floor flat with secure entry system and lift/stairs access to the upper floors. Open plan living/kitchen area, double bedroom and shower room. Ideal FTB/investment opportunity with a potential rental income of up to £900pcm.

The apartment is leasehold with 117 years unexpired, a service charge of £1,071 per annum and a ground rent of £325 per annum. NOTE: a suitable Deed of Variation has been executed which means the landlord will not be entitled to rely on ground 8 of Schedule 2 of the Housing Act 1988.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Third floor apartment with lift/stairs access
- Open plan living/kitchen area
- Double bedroom
- Shower Room
- Within walking distance of the City Centre
- Leasehold with 117 years unexpired, service charge £1,071pa and ground rent £325pa





Third Floor



Total area: approx. 36.4 sq. metres (392.1 sq. feet)

Coopers Estate Agents

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