



Very competitively priced top floor apartment with some 76 years unexpired on the lease. Price reflects this and cash offers preferred. Allocated parking space and close to the Canal Basin and City Centre.

The property is within easy reach of the City Centre and bus routes, together with the Canal Basin. Electric heating and uPVC double glazing the accommodation comprises two bedrooms, shower room, living room and kitchen.

- Second Floor Apartment, competitively price for early sale
- Electric heating and UPVC double glazing
- Two bedrooms and shower room
- Living room and kitchen
- Allocated parking space
- We understand there are 76 years unexpired. Service Charge £130pcm. To be confirmed.

22 New Union Street, Coventry, CV1 2HN

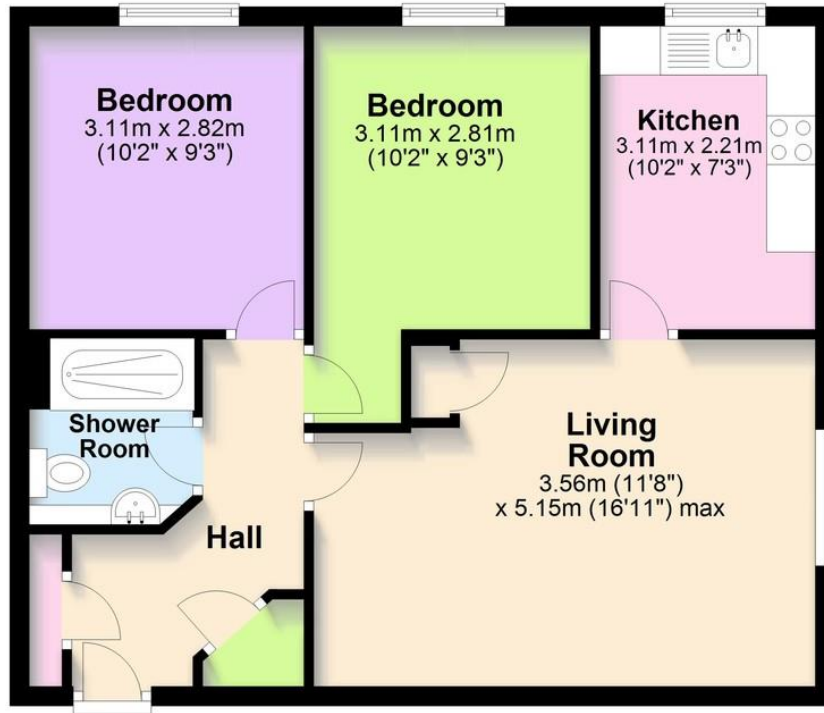
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**£107,500**



## Ground Floor



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

### Tenure

We are verbally told that this property is Leasehold. This will be checked through Solicitors.

### Fittings & Fixtures

Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

### Council tax

According to valuation Office Website enquiries this property is in Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	68
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	