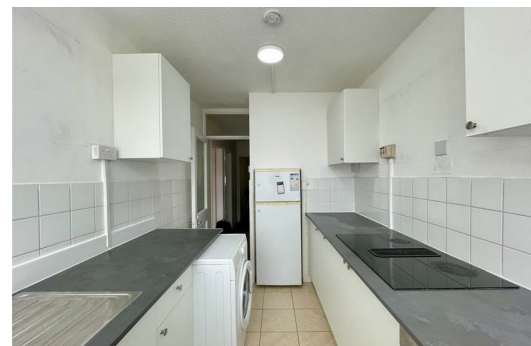




**Beckbury Road, Walsgrave  
Coventry CV2 2DY  
Auction Guide £75,000**

\*\*\* VIA MODERN METHOD OF AUCTION \*\*\* Pointons Estate Agents are pleased to welcome to market this two bedroom ground floor apartment on Beckbury Road, Walsgrave, Coventry. Close to local shops, schools, the motorway network and within walking distance to the University Hospital Coventry. This property does require modernisation throughout, having electric/storage heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, kitchen, two bedrooms and bathroom. This property is offered with no upward chain, can be vacant possession and access for viewings for the agent. EPC D



**Entrance Hall**

Entrance via front door, doors off to various rooms, carpeted, storage cupboards and storage heater.

**Living Room**

15'1" x 10'6" (4.60m x 3.20m)

With double glazed window to front, carpeted and storage heater.

**Kitchen**

11'10" x 6'11" (3.60m x 2.10m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with drainer and taps, space for cooker and fridge/freezer, plumbing for washing machine, tiled splashbacks and flooring and double glazed window to front.

**Bedroom**

14'5" x 10'6" (4.40m x 3.20m)

With double glazed window to rear, carpeted and electric heater.

**Bedroom**

8'6" x 10'2" (2.60m x 3.10m)

With double glazed window to rear, carpeted and electric heater.

**Bathroom**

5'3" x 6'3" (1.60m x 1.90m)

Fitted with a panelled bath with shower over, hand wash basin with mixer tap, low level WC, tiled flooring and splashbacks, extractor fan and obscure double glazed window to side.

**Tenure**

Leasehold - There are believed to be 54 years left on lease (£18,000 to extend lease to 145 years), a ground rent charge of £40.00 per annum and a service charge of £840.00 per annum.

**Council Tax Band**

Council Tax Band A

**Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

**Rental Yield**

The property s currently has a tenant in situ which is currently achieving a rental of £750pm and can achieve £850 - £895pcm. This property is perfect for investors. A potential yield of 8.5%

**AUCTION INFORMATION**

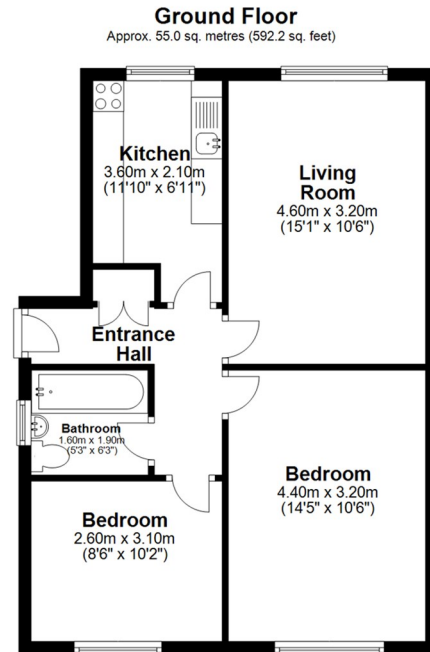
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Total area: approx. 55.0 sq. metres (592.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		40	59
		EU Directive 2002/91/EC	



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