



**Holyhead Road, Coventry  
CV5 8JN  
Fixed Asking Price £162,000**

Modern 2-Bedroom Top Floor Apartment – Extended Lease & Strong Rental Return

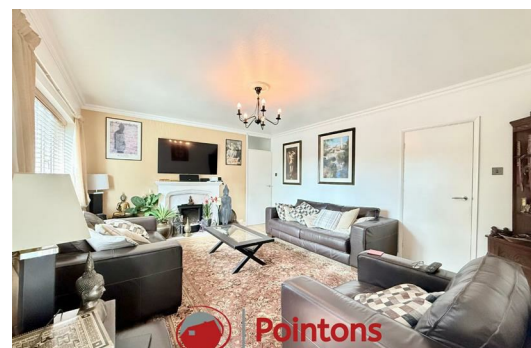
This stylish top floor apartment combines modern living with excellent investment potential. Recently benefiting from a 175-year lease extension, the property is well-suited to first-time buyers, professionals, or investors seeking a ready-to-go rental opportunity.

Spanning two well-proportioned bedrooms, a spacious reception room, a contemporary fitted kitchen, and a modern bathroom, the apartment is finished to a high standard throughout. Its light-filled layout and clean design make it both practical and inviting.

Located on a main road with direct access to public transport links and within close proximity to Coventry city centre, the property ensures both convenience and long-term appeal. Local shops, schools, and amenities further enhance its desirability.

On the market for £160,000, this apartment currently achieves a rental income of £995 per calendar month, offering a strong return for landlords.

This is an excellent opportunity to secure a modern apartment with an extended lease, superb transport connections, and an attractive rental yield.





### Kitchen

15'11" x 8'2" (4.86m x 2.50m)

### Living Room

15'11" x 13'2" (4.86m x 4.02m)

### Bedroom 1

15'3" x 9'11" (4.66m x 3.02m)

### Bedroom 2

9'3" x 11'6" (2.81m x 3.50m)

### Bathroom

5'8" x 8'2" (1.75m x 2.50m)

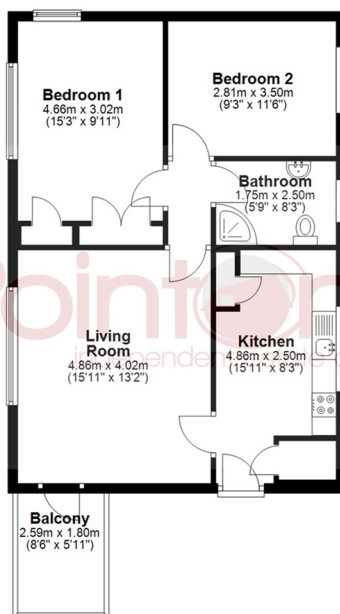
### Balcony

8'6" x 5'11" (2.59m x 1.80m)

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	EU Directive 2002/91/EC	73

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	EU Directive 2002/91/EC	

Ground Floor



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.



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