



Breton Court, Stoke Village Coventry CV3 1NF Offers Invited £110,000

Pointons are delighted to present this modern ground floor apartment, ideally located in the popular area of Stoke, Coventry.

The accommodation comprises an entrance hallway, a spacious lounge/diner, and a fully fitted kitchen complete with cooker, hob, washing machine, and fridge freezer. The property also offers one double bedroom and a modern bathroom.

Further benefits include double glazing, gas central heating, and allocated parking.

Situated in a highly sought-after residential area with excellent access to local amenities, public transport, and Coventry city centre, this apartment is ideal for professionals or first-time buyers seeking convenient, modern living.

Investment Opportunity:

Currently let at £675 per calendar month, the property provides an attractive rental yield of approximately 7.4% based on the £110,000 asking price. With high rental demand in the area, this presents an excellent turnkey investment for landlords seeking a strong return.



Entrance Hall

3'4" x 7'1" (1.03m x 2.18)

Lounge/Kitchen/Diner

24'1" x 10'0" (7.35m x 3.06m)

Bedroom 1

13'5" x 10'2" (4.09m x 3.09m)

Bathroom

6'8" x 6'3" (2.03m x 1.91m)

Good to Know

Age: 16yrs, Built 2009

Heating: Electric

Total SqFt: 494.8

Energy efficiency rating: C

Council tax band: A

Tenure

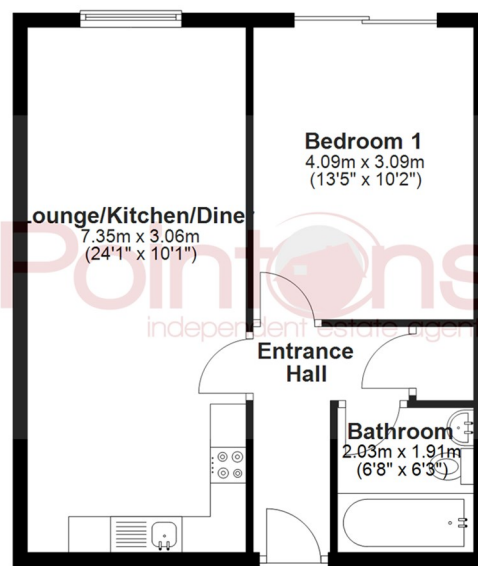
Leasehold, 125 years from 19 October 2007

Length : 107 years remaining - Oct 2132

Service Charge for 2025: £1,670.74

Yearly Ground Rent : £150

Ground Floor



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

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.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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