

Conisbrough Keep Coventry CV1 5PB
£125,000

Benburys
SALES AND LETTINGS

Benburys are pleased to present this two bedroom ground floor apartment in the popular Conisbrough Keep complex just outside Coventry City Centre. On entering the apartment the hallway has doors leading to the bedrooms, bathroom and lounge/kitchen. The master bedroom benefits from having an en suite with shower cubical. Electric heating and double glazed windows. Allocated parking space. 136 years remaining on the lease. £1887.38 service charge per annum and £180 ground rent per annum. 9% net rental yield.

HALLWAY

Neutrally decorated space with wooden front entrance door, carpeted flooring, two electric heaters, doors off to bedrooms, lounge, bathroom and cupboard housing water tank.

BEDROOM ONE

9' 1" x 14' 2"

This good size double room enjoys matching wardrobe, desk and draws, double bed, electric heater, carpeted flooring and double glazed window overlooking the front aspect of the property

EN-SUITE

5' 5" x 5' 9"

Fitted with a modern white low level W.C, wash hand basin and fully tiled square shower cubicle with shower. The rest of the room benefits from a heated towel rail with vinyl flooring and extractor fan.

BEDROOM TWO

8' 8" (2.653m)

Another double room featuring free standing wardrobe, draws and double bed, with electric heater, carpeted flooring and double glazed window overlooking front aspect of the property.

BATHROOM

6' 3" x 7' 2"

Fitted with a modern white suite which features a panel bath with shower-mixer on the taps and glass screen, low

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

level W.C and pedestal wash basin. This half tiled bathroom benefits from a heated towel rail with vinyl flooring.

LOUNGE

11' 3" x 13' 5"

Neutrally decorated room with furnishings, carpeted flooring, electric heater, French doors leading to front entrance.

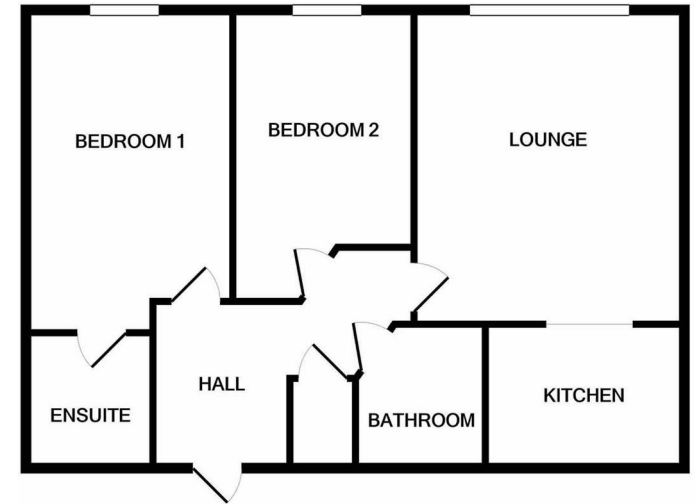
KITCHEN

8' 9" x 6' 4"

Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in electric hob and electric oven with cooker hood, inset stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with upright fridge freezer and washing machine. Finished with vinyl flooring.

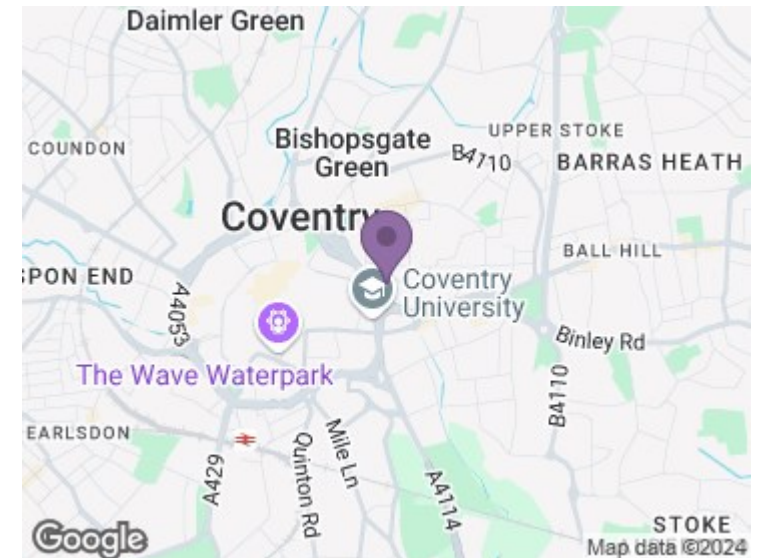
AGENTS NOTES

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | 75 | |
| (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 | |

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20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk