



Simon Court  
Exhall Coventry



### Property Description

\*\*\*\* INVESTORS ONLY \*\*\*\* LONG STANDING SITTING TENANT \*\*\*\* Currently rented out to a long term tenant for £92 per week - Ground floor flat briefly comprising Lounge, Fitted Kitchen, Two Double Bedrooms and Bathroom. The property further benefits from Garage and communal Gardens.

### Entrance Hall

#### Lounge

14' 9" x 10' 2" ( 4.50m x 3.10m )

#### Kitchen

8' 6" x 7' 3" ( 2.59m x 2.21m )

#### Bedroom One

14' 9" x 9' 2" ( 4.50m x 2.79m )

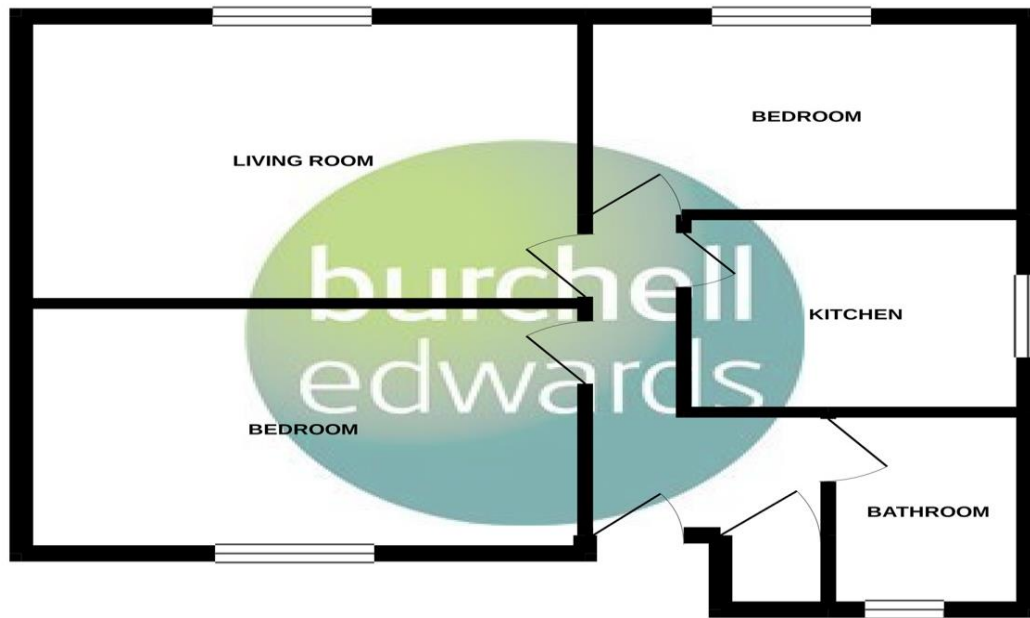
#### Bedroom Two

11' 10" x 7' 7" ( 3.61m x 2.31m )

#### Bathroom



GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq ft. (46.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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To view this property please contact Burchell Edwards on

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2-4 Hurst Lane  
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EPC Rating: D

Tenure: Leasehold

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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