

**Allesley Old Road
Coventry , CV5 8EH
Asking Price £129,500**

DETAILS

Homemaker Properties are pleased to offer this modern & tenanted 1 bedroom apartment which is walking distance from Coventry City Centre.

Accommodation comprises in brief;

ENTRANCE HALLWAY

6'0" x 6'7" (1.83 x 2.01)

Carpeted with storage cupboard and doors to:

LOUNGE / DINER / KITCHEN

11'0" x 21'8" (3.36 x 6.61)

Carpeted and neutral decoration in the lounge / Diner Area.

The kitchen is a tiled area with attractive white base units and wall mounted cupboards. The kitchen also has fitted appliances and will be sold as seen.

UPVC Double glazed windows provide good natural light and a view of the front of the property.

BEDROOM

10'0" x 13'2" (3.05 x 4.02)

Carpeted and neutrally decorated. Double glazed Velux windows overlooking the rear of the property.

BATHROOM

6'0" x 5'4" (1.83 x 1.63)

Tiled flooring and feature wall with white bathroom suite comprising; toilet, pedestal sink, and shower cubicle with electric shower.

OFF ROAD PARKING

The property has it's own allocated off road parking space

FURTHER DETAILS

The property benefits from Electric heaters in each room and double glazing throughout the property.

As the property is currently rented and it has been well

maintained with all applicable safety certificates ensure the property electrically safe..

LEASEHOLD INFORMATION

This property is a leasehold property with 115 years left on the lease.

The ground rent is £250 per annum.

The service charge is £128 per Calendar Month

INVESTMENT OPPORTUNITY

The property is currently let out to a Professional Couple who are paying a rent of £950 per Calendar Month. The current contract is up for renewal in August 2026.

The property is in a high demand location achieving premium rental income

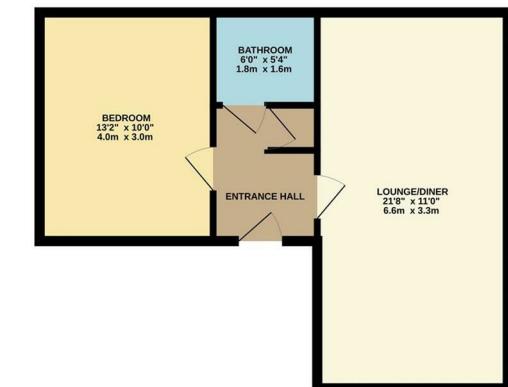
DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1 BEDROOM, 2ND FLOOR APARTMENT
TOTAL FLOOR AREA - 448 sq.ft. (41.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. The floorplan is for illustrative purposes only and should not be relied upon as a true representation of any property. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition or performance. As far as we are aware, there are no known encumbrances on the property. Made with MapInfo 2020.

Energy Efficiency Rating		Current	Prospect
Very energy efficient - lower running costs			
(A) plus A	B	77	77
(B) 61-91	C		
(C) 55-80	D		
(D) 50-54	E		
(E) 21-38	F		
(F) 10-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Prospect
Very environmentally friendly - lower CO ₂ emissions			
(A) plus A	B	77	77
(B) 61-91	C		
(C) 55-80	D		
(D) 50-54	E		
(E) 21-38	F		
(F) 10-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC