



## 1 Bedroom Flat

located on Lansdowne Street,  
Coventry

Offers Over £92,000

 UP Estates



Here is a fantastic opportunity to purchase this superbly presented, GROUND FLOOR, one bedroom apartment which is currently rented at £675 pcm offering a gross yield in excess of 8%. The property is currently tenanted and furnished. Located in this popular and sought after location which is in close proximity to the city centre this apartment offers an incredible opportunity. In brief the property comprises; hallway, bathroom, bedroom, lounge/ dining room and kitchen all located on the ground floor. Externally there is a parking space that comes with the apartment. Viewing is advised to avoid disappointment. 90 years remaining on lease, annual service charge £1,631.77 and ground rent £15.

#### Hallway

An inviting entrance to the property offering access through to the bathroom, bedroom and lounge diner.

#### Lounge/ Diner

10'4" x 13'8"

A spacious lounge/diner benefitting from central heated radiators, double glazed window to the front aspect and also having an opening through to the kitchen.

#### Kitchen

8'8" x 6'0"

Having a range of wall and base mounted work surfaces with roll top work surfaces over, electric four ring hob with extractor over, electric oven, stainless steel sink with drainer, mixer tap and having space and facilities for a washing machine and fridge/ freezer.

#### Bedroom

10'8" x 6'9"

The bedroom offers a electric heater and a double glazed window to the front aspect.

#### Bathroom

Fully tiled bathroom which comprises of a panelled bath with shower over, pedestal wash basin, low level w/c and an electric heated towel rail.



## Offers Over £92,000

- Ground Floor Apartment
- Currently rented at £600 pcm
- Gross yield in excess of 8%
- Superbly Presented Throughout
- One Bedroom
- Parking



#### **Parking**

There is an allocated parking space that comes with the property

#### **PROPERTY INFORMATION SUMMARY**

Council Tax Band: A

Local Authority: Coventry

Tenure: Leasehold

Maintenance or Service Charges: Annual Ground Rent £15.00,

Annual Service Charge £1631.77

EPC Certificate Rating: D

Approx. Total Floor Area: 376.74 sqft

Heating System: Electric Heating

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an

offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

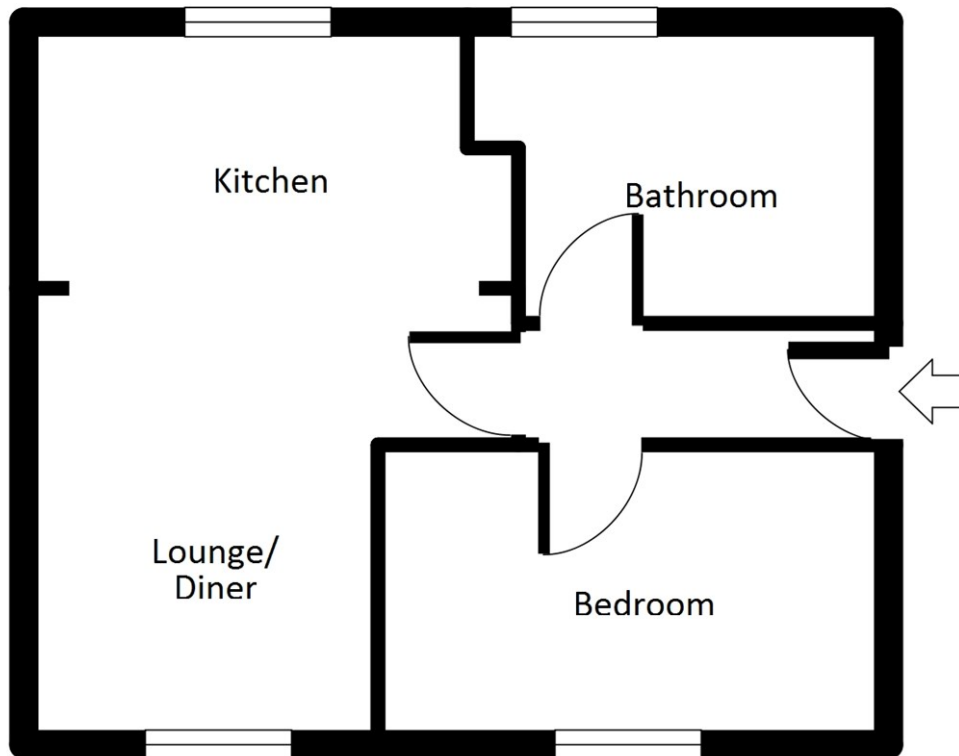
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Lansdowne Street, Coventry





For illustrative purposes only. Measurements are approximate and not to scale.  
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## CONTACT

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The logo for UP Estates, featuring a stylized house icon above the letters 'UP' and the word 'Estates' to its right.

**UP** Estates