



**1 Bedroom Apartment**  
**located on St. Nicholas Street,**  
**Coventry**  
**£104,000**

 **UP Estates**



**\*\*GROSS RENT IN EXCESS OF 8.6% YIELD\*\*** Here is a fantastic opportunity to purchase this attractive modern apartment which is located in the sought after Canal Bain and in close proximity to the City Centre and is situated on the first floor. The property is currently tenanted with a monthly rent of £750 pcm and also furnished and benefits from electric heating and double glazing throughout. In brief the property comprises; Hall, Lounge, Shower Room, Open Plan Lounge/Kitchen/Diner and allocated, gated, parking. This is a great apartment within a character area with the canal, shops, bars and restaurants nearby.

#### HALLWAY

With doors leading to the bedroom, bathroom and living room.

#### LIVING/ KITCHEN/ DINER

14'8" x 10'11"

Having a matching range of wall and based mounted units with roll top work surfaces and tiled splash back. There is a double glazed window and an electric storage heater. Plumbing for an automatic washing machine, an electric oven, hob and extractor hood over and space for a seating and dining area.

#### BEDROOM

11'1" x 8'7"

Having an electric heater and a double glazed window

#### SHOWER ROOM

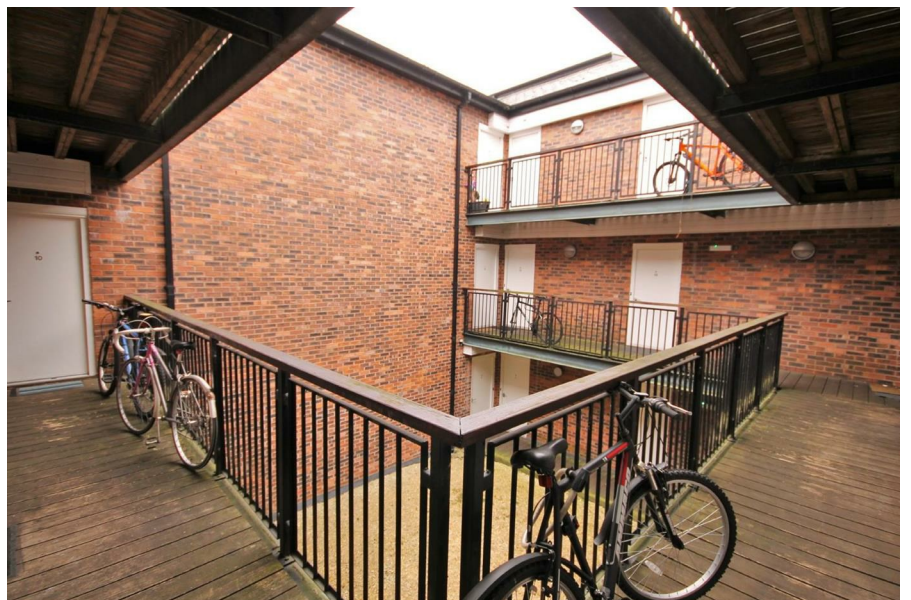
The suite consists of a vanity unit consisting of a low flush WC and pedestal wash hand basin and a shower cubicle and a heated towel rail.

#### 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.

£104,000

- ATTRACTIVE YIELD  
GROSS 8.6%
- MODERN FIRST FLOOR  
APARTMENT
- ONE BEDROOM
- FURNISHED OPEN PLAN  
LIVING
- CLOSE PROXIMITY TO  
CITY CENTRE
- CANAL SIDE SETTING





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.



St. Nicholas Street, Coventry





Total Area: 37.7 m<sup>2</sup> ... 405 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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