



 **2**
Bedrooms

 **1**
Bathroom



****Potential Gross Yield 12% / Net Yield 8.58%**MODERN CITY FLAT WITH PARKING – IDEAL INVESTMENT OR FIRST-TIME BUY**

Situated in the Stoke Aldermoor area of Coventry, this well-maintained 2-bedroom flat is offered with vacant possession and no onward chain. Just a short distance from the city centre, the property is perfect for first-time buyers or buy-to-let investors. With a modern fitted kitchen, double glazing, and well-kept communal grounds, it provides a convenient and comfortable base. The property also benefits from allocated parking and has excellent rental potential, making it a smart choice for long-term value.

Key Features

- Rental potential: £925–£950pcm
- Bright living space with fitted kitchen with electric hob
- Bathroom with white suite and shower over bath
- Allocated parking and maintained communal grounds
- Close to city centre, train station and major routes
- Council Tax Band: A | EPC: C
- Lease length: 136 years left | Ground rent: £226.00

* The service charge was approximately £2,000 last year and is understood to be around £3,019 this year; however, these figures are approximate and should be officially confirmed. Prospective buyers are advised to verify all charges with their solicitor *

Overview

Located on the first floor, this spacious two-bedroom flat offers bright and functional living space throughout. The property features a modern fitted kitchen, two good-sized bedrooms, and a contemporary bathroom fitted with a white suite and shower over the bath. The home benefits from double glazing, neutral décor, and allocated parking. Offered with no chain, it's a straightforward purchase that's ready to go.

Prime Location

Positioned in the Stoke Aldermoor area, the flat offers easy access to Coventry City Centre, the main train station, and key commuter routes including the A45 and Ring Road. Local amenities, schools, parks, and shopping areas are all within close reach, making it a highly convenient location for both professionals and families.

Why Buy or Invest Here?

With no onward chain, a high rental yield, and a sought-after location, this flat is an ideal low-maintenance option for landlords or first-time buyers. Affordable, practical, and well connected—this is smart Coventry living at its best

Measurements (in ft)

Bedroom 1: 11'6" x 10'4"

Bedroom 2: 10'1" x 6'6"

Bathroom: 5'2" x 6'5"

Living Room: 15'2" x 10'2"

Kitchen: 7'7" x 6'7"

Important Information - Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract. All measurements are approximate. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address:

