

Swan Lane , Coventry, CV2 4NR Guide price £100,000

Evans Estates is delighted to present this charming two-bedroom ground floor apartment located on Swan Lane in Coventry. This well-maintained property boasts a modern and inviting atmosphere, making it an ideal choice for both first-time buyers and those looking to downsize. estimated rental income of £750-£850 pcm making it ideal investment.

Upon entering, you will find a spacious open plan kitchen and lounge area, perfect for entertaining guests or enjoying a quiet evening at home. The kitchen is designed for practicality and ease of use, while the lounge area offers a comfortable space to relax. The two bedrooms are generously sized, providing ample room for furnishings and personal touches.

The apartment benefits from gas central heating and double glazing, ensuring a warm and energy-efficient living environment throughout the year. The property is in good condition, allowing you to move in with minimal fuss.

Situated in a convenient location, this apartment offers easy access to local amenities, transport links, and green spaces, making it a desirable place to live. Whether you are looking for a new home or an investment opportunity, this property is certainly worth considering. Do not miss the chance to make this lovely apartment your own. The property has one allocated parking space. The Service Charge is £2448.30 per annum with ground rent of £300.00 per year. There is approximately 139 years left on the lease.

- Two bedroom apartment
- Ground floor
- No chain

Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



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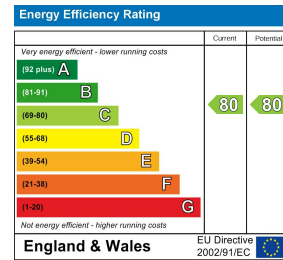
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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