

**Coopers**

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Bishopsgate House, Aldbourne Road, Coventry CV1 4BA  
Leasehold £125,000



## Bishopsgate House, Aldbourne Road, Coventry

Bishopsgate House is a four-storey development set within secure gated grounds, with an electric entrance gate and allocated residents' parking. The building also benefits from lift access up to the third floor.

Located on the second floor, this apartment features two bedrooms, a bright living room with open-plan kitchen, and excellent natural light thanks to windows on three sides. Both bedrooms and the living space enjoy open views across the city and skyline.

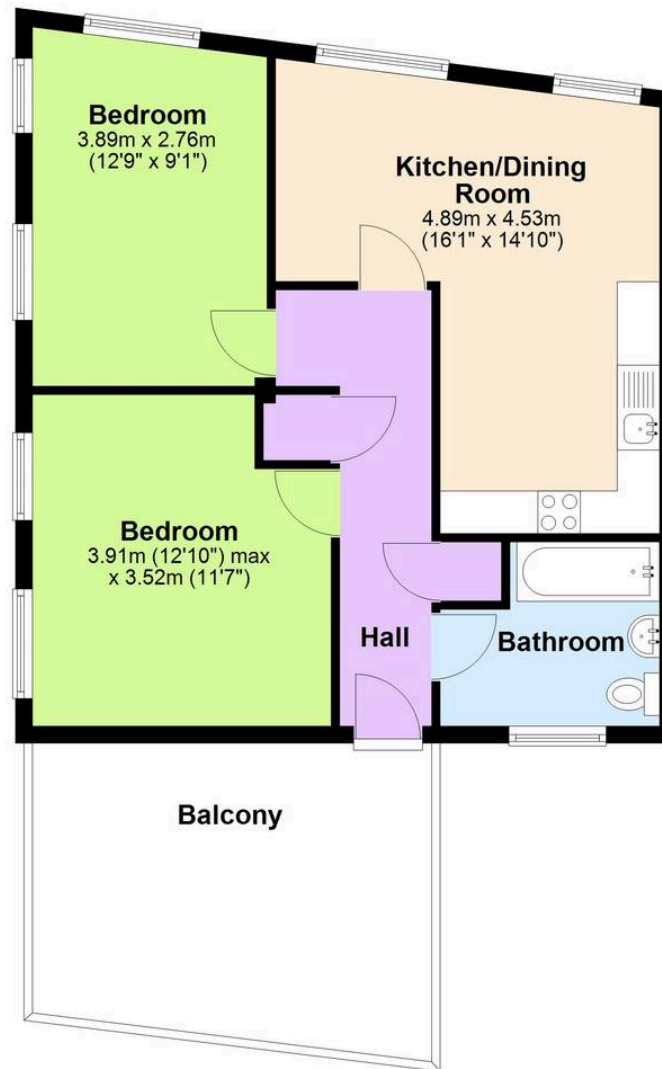
A standout feature is the generous private balcony just outside the front door, ideal for relaxing and making the most of the outlook. Inside, the flat also includes a bathroom, a useful store room, and a separate heater room. East-facing windows bring in the morning sun, and the balcony enjoys natural light throughout the day.

We are advised that the property is leasehold of 125 years from 2009, meaning there is circa 109 years remaining. The ground rent is currently £100 per year, increasing to £200 after 25 years of the original lease for the following 50 years and thereafter £400 for the remainder of the term. The service charge is currently £1,448.54 per half year.





## Second Floor



Total area: approx. 53.5 sq. metres (575.7 sq. feet)

**Coopers Estate Agents**

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