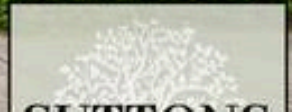




 **2**  
Bedrooms

 **1**  
Bathroom





## REFURBISHED TWO-BEDROOM GROUND FLOOR APARTMENT IN CITY CENTRE – READY TO MOVE IN WITH NO CHAIN

Located in the popular Stoke area of Coventry in CV1, this modern two-bedroom ground-floor apartment offers upgraded, move-in-ready accommodation ideal for first-time buyers, downsizers or investors. Positioned within a quiet cul-de-sac and within walking distance of Coventry City Centre, the property benefits from excellent transport links, allocated parking and strong rental potential.

### Key Features

- Freshly refurbished two-bedroom ground-floor apartment in Stoke, Coventry (CV1)
- Newly fitted modern kitchen, new carpets and open-plan kitchen/lounge with spacious layout
- Quiet cul-de-sac location within walking distance of Coventry City Centre
- Ideal investment opportunity with expected rental income of £900 PCM and gross rental yield of 9.08% / net yield of 7.69%
- Secure entrance, allocated parking and no onward chain
- EPC Rating C | Council Tax Band A | EICR valid until December 2029

### Description

This freshly refurbished ground-floor apartment offers modern and neutral accommodation throughout, making it ideal for buyers seeking a property ready to move straight into. The property has been updated with a newly fitted kitchen, fresh décor and new grey carpets throughout.

The accommodation briefly comprises an entrance hallway leading into a spacious open-plan kitchen/lounge/diner. The modern fitted kitchen includes an oven, electric hob and space for appliances, while the living area offers ample room for both seating and dining arrangements.

The apartment further benefits from a part-tiled family bathroom fitted with a bath and overhead shower, one well-proportioned double bedroom and a versatile second bedroom which could also be used as a study or home office.

Additional features include double glazing, electric heating throughout, a secure communal entrance and allocated parking.

### Location Highlights

Situated in the sought-after Stoke CV1 area, the property benefits from excellent connectivity and convenience. Coventry City Centre is within walking distance, while regular bus services provide easy access to surrounding suburbs and amenities. A range of local shops, schools, supermarkets and leisure facilities are all within easy reach, making this an ideal location for both owner-occupiers and tenants alike.

### **Why Buy Here?**

This property presents an excellent opportunity for investors, first-time buyers or downsizers seeking a low-maintenance and modern home close to Coventry City Centre. With no onward chain, strong rental returns and recent refurbishment throughout, the apartment is ready for immediate occupation or letting.

The expected rental income of £900 PCM, combined with the long lease and valid EICR through to 2029, makes this a particularly attractive investment opportunity.

### **Good to Know**

- Tenure: Leasehold
- Lease Length Remaining: 133 years
- Service Charge: £1,467 per annum
- Ground Rent: £179 per annum
- Electric heating and cooking – no gas supply
- Ground floor apartment (no lift within the building)
- Internal Area: Approx. 53 sq m / 570 sq ft
- Management Company: HML Group - 25 Caroline Street Birmingham B3 1UE

### **Measurements (Approx.)**

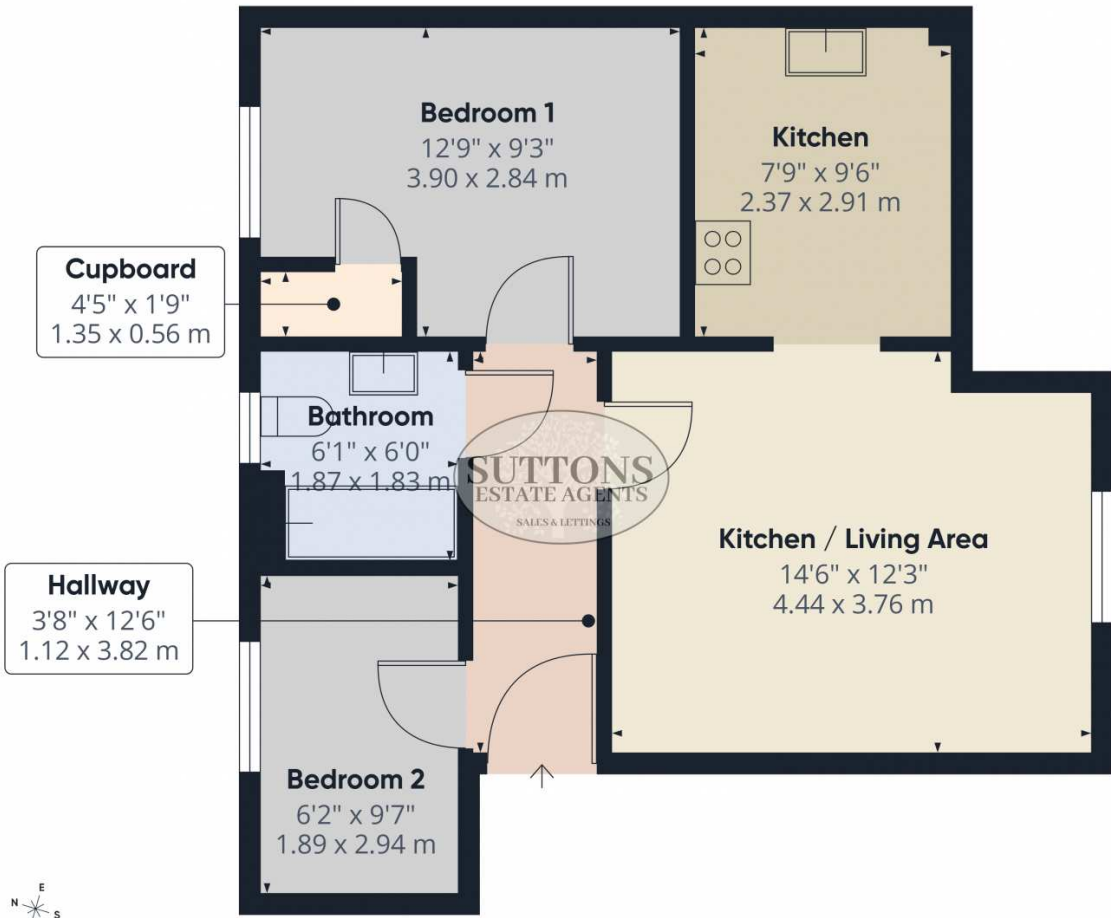
Bedroom One: 12'7 x 9'0

Bedroom Two/Study: 9'5 x 5'10

Bathroom: 5'8 x 5'10

Kitchen: 9'3 x 7'4

Living Room: 14'4 x 12'1



**SUTTONS**  
ESTATE AGENTS  
SALES & LETTINGS

Approximate total area<sup>m</sup>  
513 ft<sup>2</sup>  
47.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Firedrake Croft, Stoke CV1 2DR

