



2

Bedrooms



1

Bathroom



****POTENTIAL GROSS RENTAL YIELD - 9.08% / NET - 7.69%* *NO CHAIN*EPC RATING C* EICR VALID TILL DEC 2029*** A modern two-bedroom ground floor apartment located in the popular area of Stoke, Coventry, CV1 available for sale. The property sits within a cul-de-sac so it's a quiet street yet it benefits from being within walking distance to Coventry City Centre. This property is perfect for first-time buyers, downsizers or investors seeking a ready-to-move-in home.

Briefly comprising of entrance hallway, open kitchen/diner/lounge with a newly fitted modern kitchen with oven, electric hob, and space for appliances. A part tiled family bathroom with a shower over the bath, one double bedroom and one single bedroom/study/office. Features include Double glazing and electric heating throughout, recently refurnished with white walls and grey carpets making it neutral and move in ready, no onwards chain, secure entrance, allocated parking. Call to arrange a viewing.

Good to know:

Tenure: Leasehold

Length: 133 years remaining
Service Charge: £1,467 pa

Ground Rent: £179 pa

EPC Rating C
EICR dated 07/12/24 - valid for 5 years.

Council Tax Band A - £1,609 pa

Electric heating and cooking, no gas supply.

Ground floor apartment, no lift within the building.

Internal area: 53 square meters / 570 square foot

Management agent for the building: HML Group, 25 Caroline St, Birmingham, B3 1UE.
If rented out we expect £900 pcm

Rental yield: Gross 9.08% / Net 7.69%

Location Highlights

Situated in the sought-after Stoke CV1 area, this flat is well-connected: regular bus services to Coventry city centre and surrounding suburbs. Road links via the A444 and A4600 make commuting across the city and beyond straightforward. Local shops, schools, and amenities are all within easy reach, offering convenience and lifestyle benefits.

Why buy this property?

With modern finishes, light-filled rooms, and versatile accommodation, this two-bedroom flat is ideal for anyone looking for a ready-to-move-in home in Stoke CV1. The strong rental potential of £900 per month also makes it an excellent investment for professionals, students, or small families.

Measurements (in ft)

Bedroom One: 9'5 x 5'10


Bedroom Two: 12'7 x 9'0

Bathroom: 5'8 x 5'10

Kitchen: 9'3 x 7'4

Living Room: 14'4 x 12'1



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

Address: Firedrake Croft, Stoke CV1 2DR

