



1 Bedroom Apartment
located on Bodiam Hall, Lower Ford
Street, Coventry
£117,000

UP Estates



****GREAT INVESTMENT (7.64% YIELD AFTER CHARGES OR IDEAL FIRST TIME PURCHASE!!! - NO CHAIN - ALLOCATED OFF ROAD PARKING****

Situated in the Coventry City Centre is this modern one bedroom top floor apartment with off road allocated parking space. Internally the property comprises; entrance hall with sizeable storage cupboard, lounge diner, kitchen, double bedroom and bathroom. We have been advised by the vendor that this property has a circa 135 year lease remaining, service charge £1,450 and ground rent £180 per annum. We have been advised by the owner that the current rental income of 900 per calendar month, after service charge/ground rent boasts a 7.64% yield! The property can also be sold vacant possession!

£117,000

- NO CHAIN
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- ALLOCATED OFF ROAD PARKING
- CITY CENTRE LOCATION
- MODERN THROUGHOUT
- CIRCA 138 YR LEASE





HALL

Hall with access to a storage cupboard and doors leading to accommodation.

BEDROOM

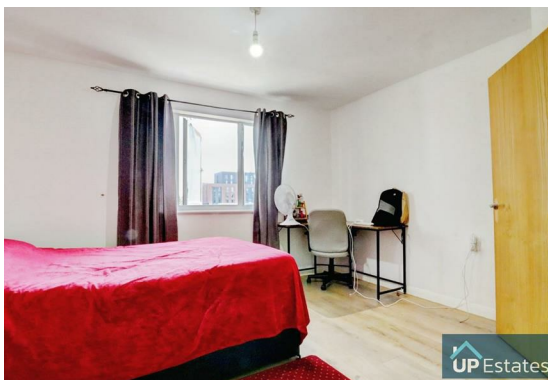
12'7" x 12'8"

A double bedroom having a central heated radiator and double glazed window to the side aspect.

LOUNGE/DINER

12'10" x 13'3"

A spacious reception area having a central heated radiator and a double glazed window, plenty of space for furniture and access to the Kitchen.



KITCHEN

6'6" x 9'1"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated oven, hob and extractor with plenty of space for alternative appliances.



BATHROOM

6'6" x 7'6"

Being partially tiled and having a panelled bath with shower over, low level W/C and a pedestal wash basin.

LEASE DETAILS

Circa 135 year lease, £180 per annum ground rent, £1450 service charge.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Bodiam Hall, Lower Ford Street, Coventry





Total Area: 48.8 m² ... 526 ft²

All measurements are approximate and for display purposes only

CONTACT

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