



**Manor House Drive, Coventry
CV1 2EE**

Guide Price £150,000

Leasehold - Coventry Band: C - EPC: D

TWO BEDROOM APARTMENT | CITY CENTRE | INVESTMENT OPPORTUNITY

A well-presented two bedroom apartment situated in a popular residential location within Coventry city centre. Offering spacious and versatile accommodation, this property would make an excellent purchase for both owner-occupiers and investors alike.

The accommodation provides a welcoming entrance, a well-proportioned living area, fitted kitchen, two bedrooms with the master benefiting of a en-suite and a family bathroom. The property benefits from generous room sizes and a practical layout, making it an attractive option for modern living.

INVESTMENT OPPORTUNITY – POTENTIAL RENTAL INCOME OF £1,300 PCM, making this an appealing proposition for landlords looking to add to their portfolio.



Entrance Hall

12'9" x 6'7" (3.88m x 2.00m)

Living Room

21'2" x 10'0" (6.46m x 3.06m)

Kitchen

8'7" x 7'0" (2.61m x 2.14m)

Bedroom 1

12'7" x 9'6" (3.83m x 2.89m)

En-suite

5'3" x 5'10" (1.61m x 1.77m)

Bedroom 2

12'7" x 6'6" (3.83m x 1.97m)

Bathroom

7'1" x 5'10" (2.17m x 1.77m)

Balcony

4'1" x 10'0" (1.24m x 3.06m)

Tenure

Leasehold

GROUND RENT

£224 per year (Ask agent about the review period)

ANNUAL SERVICE CHARGE

£3158

LENGTH OF LEASE

101 years left

Good to Know

Selling Position: No Chain

Age of the Property: 2000 onwards

Approx. Total Floor Area: 636 SqFt

Heating System: Electric heating

Type of Windows: UPVC

Council Tax Band: C

Energy Performance Certificate Rating: D

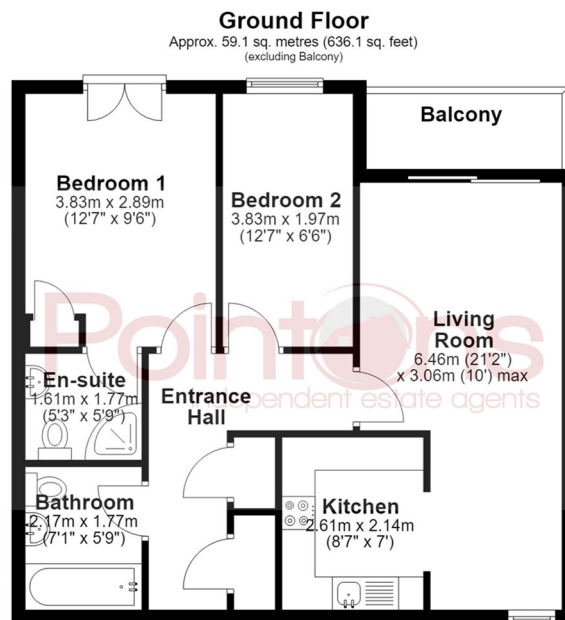
Secure entry video phone system.

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

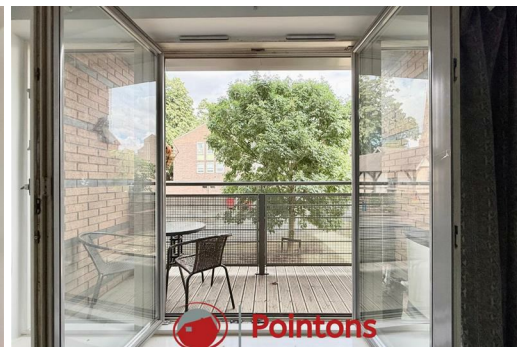
Outside

There is parking to the complex with private gated access.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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