Pointons
independent estate agents



The Limes,, Coundon
Coventry CV6 1EW
Offers Around £166,500
Leasehold - Coventry City Council Band: B - EPC: C

TWO BEDROOM TOP FLOOR APARTMENT FOR SALE WITHIN A PRIVATE GATED COMMUNITY

Pointons are delighted to offer for sale this well-presented two-bedroom top floor apartment, situated within a sought-after and well-maintained development in Coventry. Offering spacious accommodation throughout, this property is ideal for first-time buyers, professionals, downsizers, or investors looking for a low-maintenance home in a convenient location.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge with French doors opening onto a private balcony, a modern fitted kitchen with ample storage and worktop space, two generous double bedrooms, and a contemporary family bathroom.

Externally, the property benefits from allocated parking and attractive communal grounds. Conveniently located close to local amenities, excellent transport links, and Coventry City Centre, this apartment offers comfortable living in a desirable location.







Entrance Hall
12'2" x 4'0" (3.72m x 1.21m)
Entrance via community hall, telephone intercom, doors to bedrooms, bathroom and lounge, loft hatch for additional storage, feature window into lounge.

Lounge/Dining Room
11'9" x 19'5" (3.59m x 5.93m)
Feature stone fireplace with electric fire, radiator to side, patio doors leading to balcony, coving to ceiling, door too;

Kitchen
7'9" x 8'8" (2.35m x 2.65m)
Fitted with matching base and eyelevel units with worktop over, stainless steel sink with mixer tap and drainer, integrated electric oven with gas hob, tiling to walls above worktop, window to side, electric fan heater in kickboard, space and plumbing for integrated washing machine and dishwasher/dryer and space for fridge freezer

Family Bathroom
7'9" x 6'1" (2.35m x 1.86m)
Fitted with a three piece suite comprising of a deep panel bath, shower screen and shower fitted above bath, pedestal hand wash basin with individual taps and close coupled WC, tiling to walls around shower and over bath, half tile to remaining walls, fitted mirrored shelving unit, extractor fan

Bedroom 1
11'5" x 8'6" (3.49m x 2.60m)
Window and radiator to side, curtain rail above windows,

Bedroom 2
10'8" x 8'6" (3.25m x 2.60m)
Window and radiator to side, curtain rail above windows,

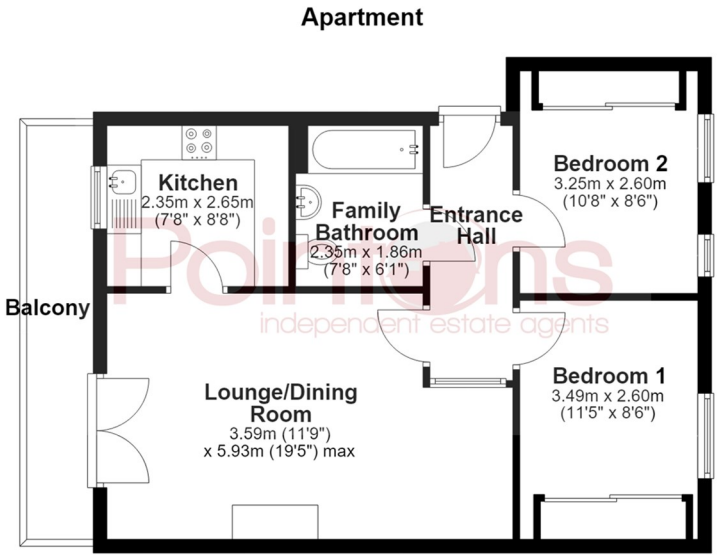
Balcony
19'10" x 3'6" (6.04m x 1.07m)
Balcony laid with artificial lawn.

Investors
This property presents an excellent opportunity for investors, with a proven track record as a successful buy-to-let investment. Having been consistently rented over the years with minimal void periods, it offers dependable rental demand and immediate income potential.

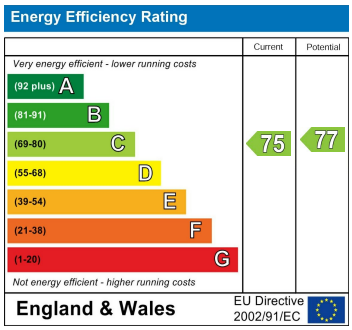
Based on an asking price of £170,000 and an anticipated rental income of £1,000 PCM (£12,000 per annum), the property delivers an attractive gross rental yield of approximately 7.06%. With its desirable location and strong tenant appeal, this property is well suited to both seasoned landlords looking to expand their portfolio and first-time investors seeking a reliable, income-generating asset.

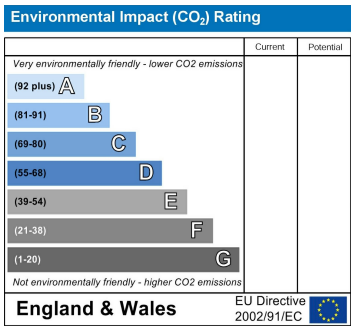
Tenure
Leasehold advised by the current sellers .
Ground rent - £120 pa.
Service charge - £1200 pa. TBC
Lease remaining - 95 years
Building management company – Moonstone Block Management

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.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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