



 1
Bedroom

 2
Bathrooms





Looking for a spacious city centre apartment with secure parking, concierge service, gated access, and a video entry system, all within Coventry's Ring Road? Suttons Estate Agents have just the property for you. Offered for sale with no onward chain, this generously sized ground-floor one-bedroom apartment is ideally situated in the heart of the city centre.

The accommodation briefly comprises an inviting entrance hallway with two useful storage cupboards, perfect for coats, shoes, and everyday household items. The standout feature is the spacious lounge/dining area, which benefits from a balcony and a distinctive curved design that creates a larger and more unique living space than many other apartments within the development.

The fitted kitchen includes an oven, electric hob, fridge/freezer, and space for additional appliances. There is also a separate WC, a well-proportioned double bedroom, and an en-suite bathroom fitted with a shower over the bath.

The apartment forms part of a secure gated development and benefits from a video entry phone system, on-site concierge service, lift access, communal bin storage, and an allocated parking space.

Its prime city centre location makes this one of the most desirable apartment developments in the area. Coventry railway station is just a short distance away, providing direct links to London Euston, Birmingham International Airport, and Birmingham city centre. Combined with easy access to a wide range of shops, restaurants, leisure facilities, and local amenities, this property would make an excellent investment opportunity, first-time purchase, 2nd home / weekday work apartment, or downsizing option.

To fully appreciate everything this apartment has to offer, please view our virtual 360° tour and then contact Suttons Estate Agents to arrange your personal viewing.

Good to know:

Council Tax Band - B - £1,870 pa.

Ground floor apartment

Electric heating and cooking only - no gas within the building.

Secure entry video phone system.

One allocated parking space

EPC Rating - C

Internal area and balcony - 547 square foot / 50 square meters.

Front door - East facing.

Balcony & bedroom window - West facing.

Water meter

Currently the property is rented on a monthly rolling contract - £995 pcm.(tenant since January 2025)

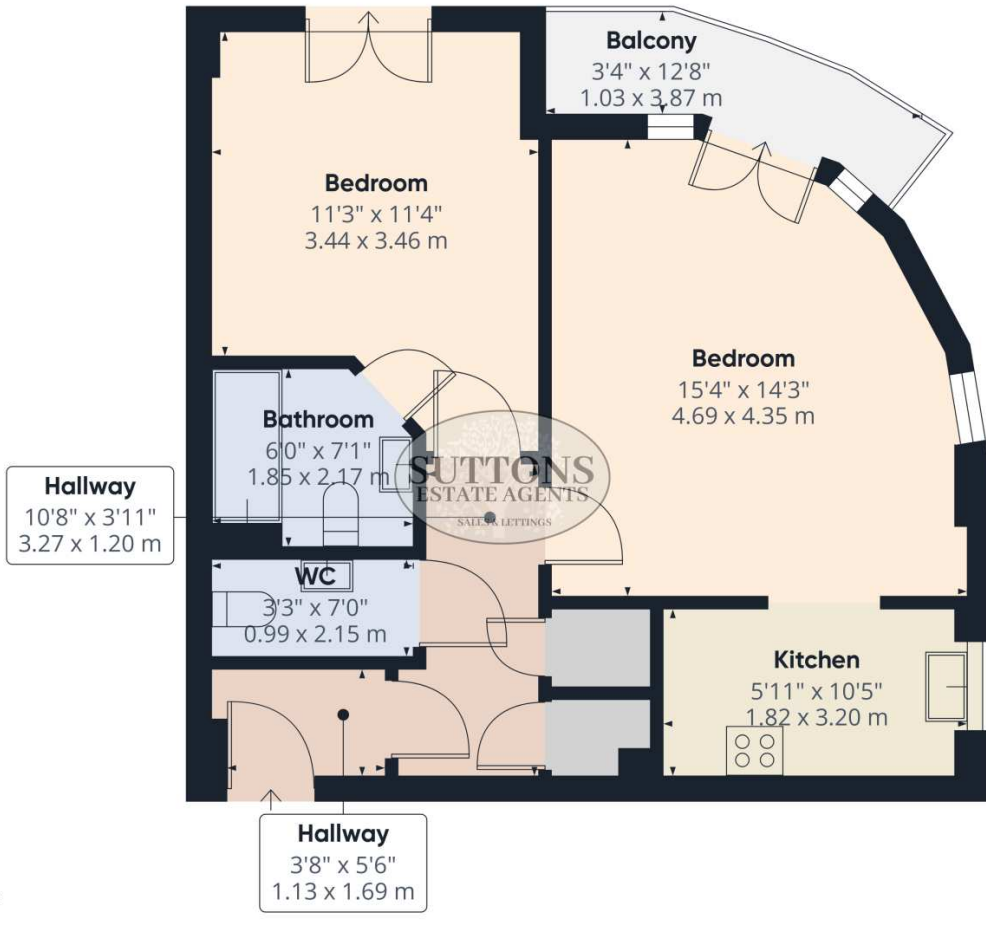
Ground rent - £104.71 every 6 months = £209.42 pa.

Service charge - £1,415.94 every 6 months = £2,831.88 pa.

Lease remaining - 100 years

Building management company - First port.

Gross rental yield - 9.55% or Net of 7.12%



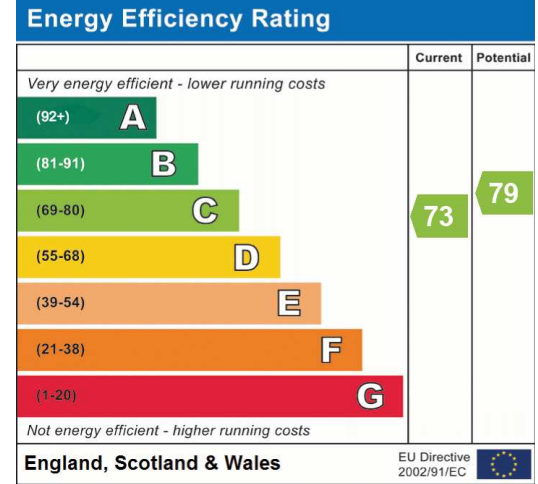
Approximate total area⁽¹⁾
547 ft²
50.7 m²

Balconies and terraces
44 ft²
4.1 m²

(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



Address: Triumph House, Manor House Drive, City Centre, CV1

