



Coopers

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John Of Gaunt House, Agincourt Rd, Coventry CV3 5PW
Leasehold: £85,000



John Of Gaunt House

Agincourt Road, Coventry

Good size rooms, plenty of natural light, balcony space and scope to update – a solid first step onto the ladder or investment with real potential.. For sale by Modern Method of Auction. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

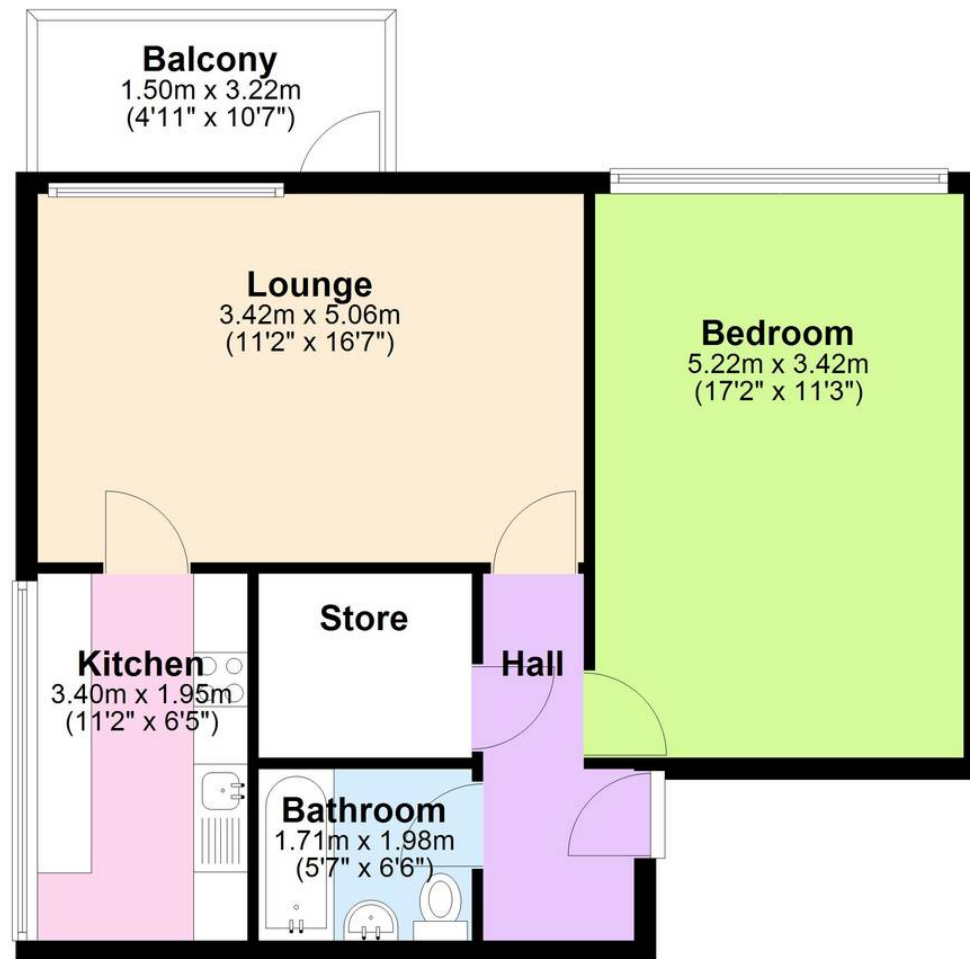
- For sale by Modern Method of Auction
- One bedroom flat with well-proportioned rooms
- Bright lounge with access to private balcony
- Separate kitchen with scope to modernise
- Double bedroom with good usable space
- Bathroom and additional storage off the hallway
- Generally well cared for, with clear potential to update
- Convenient for Cheylesmore, Coventry city centre and road links
- Ideal first purchase or investment opportunity
- We are advised this is a leasehold property with approximately 101 years unexpired. Service charge £1085.29pa and ground rent of £10pa





First Floor

Approx. 53.7 sq. metres (578.4 sq. feet)
(excluding Balcony)



"Floor plan measurements are approximate and are for illustrative purposes only. While every effort is made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Do not scale from this plan.
Plan produced using PlanUp.□□

Coopers Estate Agents

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Coopers

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