



Overdale Road , Coventry, CV5 8AL Offers over £115,000

* Very well presented and much improved charming two-bedroom ground floor apartment *
This well-appointed apartment offers a comfortable living space, perfect for individuals or small families seeking a convenient home.

Upon entering, you are welcomed by an inviting entrance hall that leads to a spacious lounge, ideal for relaxation or entertaining guests. The property boasts a refitted kitchen, which is both modern and functional, providing an excellent space for culinary pursuits. The apartment features two well-sized bedrooms, ensuring ample room for rest and privacy. Additionally, the refitted shower room adds a touch of contemporary style and convenience.

The property benefits from electric heating and double glazing, ensuring warmth and energy efficiency throughout the year. With approximately 76 years remaining on the lease, this apartment presents a solid opportunity for both first-time buyers and investors alike. The annual ground rent is set at £50, while the service charge is approximately £1,100, covering the maintenance of the shared gardens and communal areas.

Externally, residents can enjoy the shared gardens, providing a pleasant outdoor space to unwind. This property is ideally situated, offering easy access to local amenities and

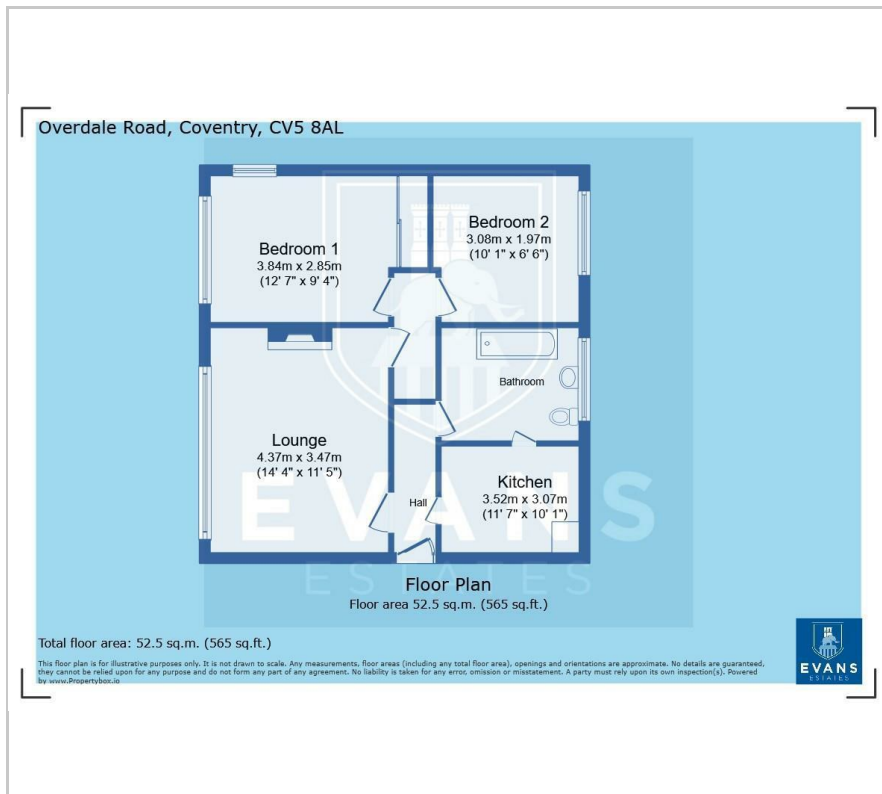
- No Upward Chain
- Two Bedroom Ground Floor Maisonette
- Refitted Kitchen
- Refitted Shower Room

Viewing

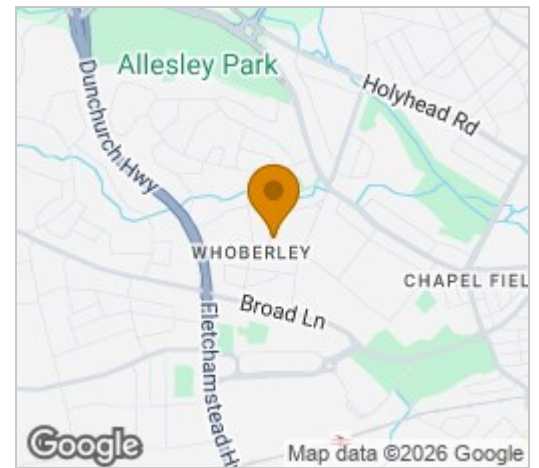
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



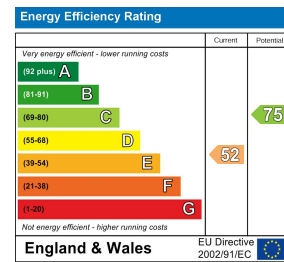
Floor Plan



Area Map



Energy Efficiency Graph



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