

**2 Bedroom Apartment**  
**located on Bankside Close,**  
**Coventry**  
**£145,000**

**UP Estates**



**\*\*NO FORWARD CHAIN - 170 YEAR EXTENDED LEASE - LOWER GROUND FLOOR TWO BEDROOM APARTMENT - GARAGE EN BLOC - SOUGHT AFTER LOCATION NEAR JLR & AMENITIES\*\*** This is a fantastic opportunity to purchase a well presented two bedroom lower ground apartment with a long lease and garage en bloc! This home is situated in the sought after and highly regarded Bankside Close. If you are an investor this property offers an attractive gross yield of circa 7.5%. This property boasts a well presented interior and in brief comprises; Hallway, Two Double Bedrooms, Lounge/ Diner, Kitchen and Bathroom. Externally the property offers communal Off Road Parking, Garage En Bloc and is situated in well maintained grounds. Viewing recommended to not miss out on this property. Lease length remaining 170 years, peppercorn ground rent of only £5 per annum, and service charge of £160 per calendar month.

£145,000

- EXTENDED LEASE OF 172 YRS REMAINING WITH PEPPERCORN GROUND RENT
- NO FORWARD CHAIN
- GARAGE EN BLOC
- SOUGHT AFTER LOCATION NEAR AMENITIES & JLR
- WELL MAINTAINED COMMUNAL GROUNDS
- CIRCA 7.5% GROSS YIELD FOR INVESTORS





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended

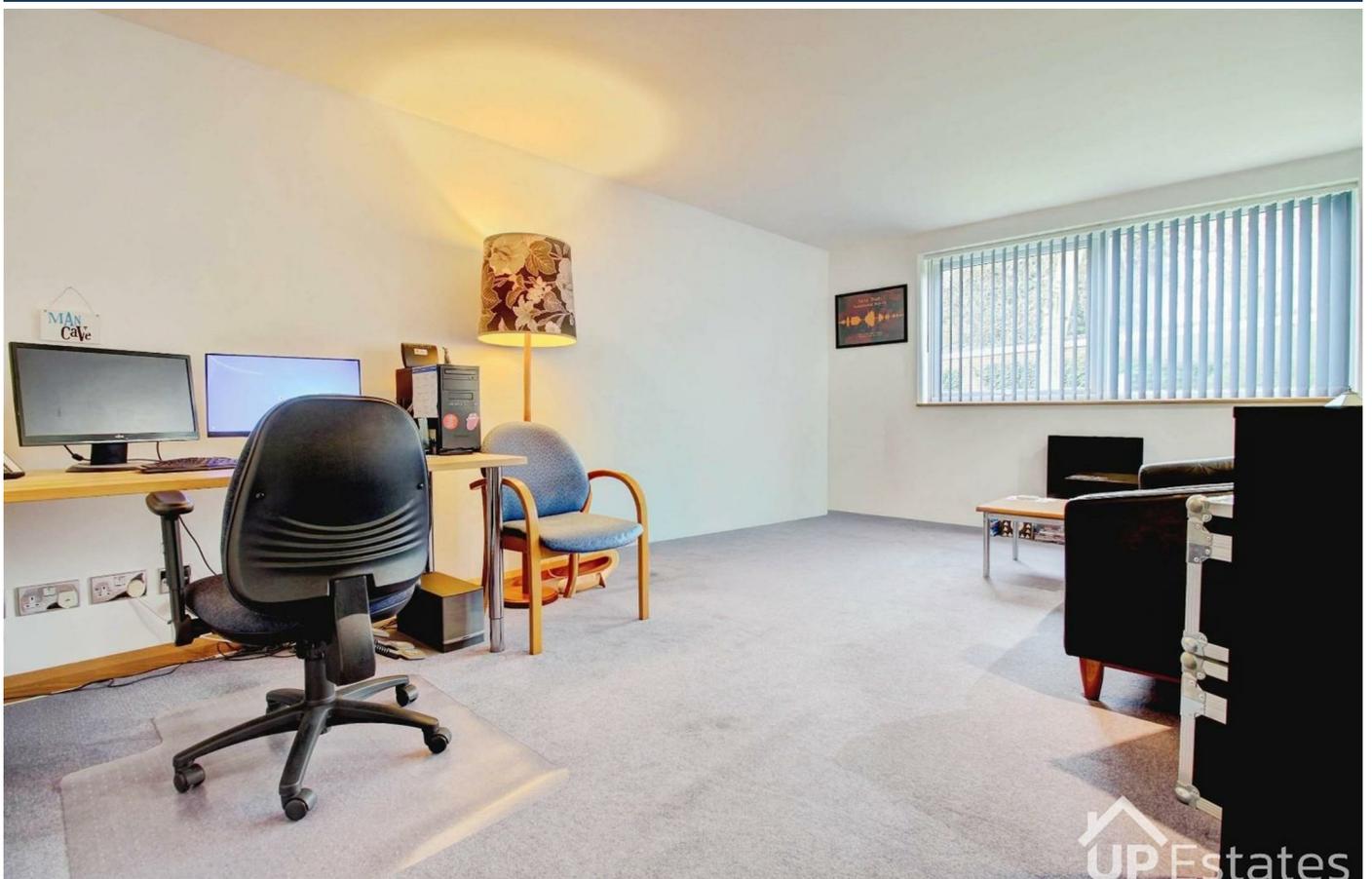
as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

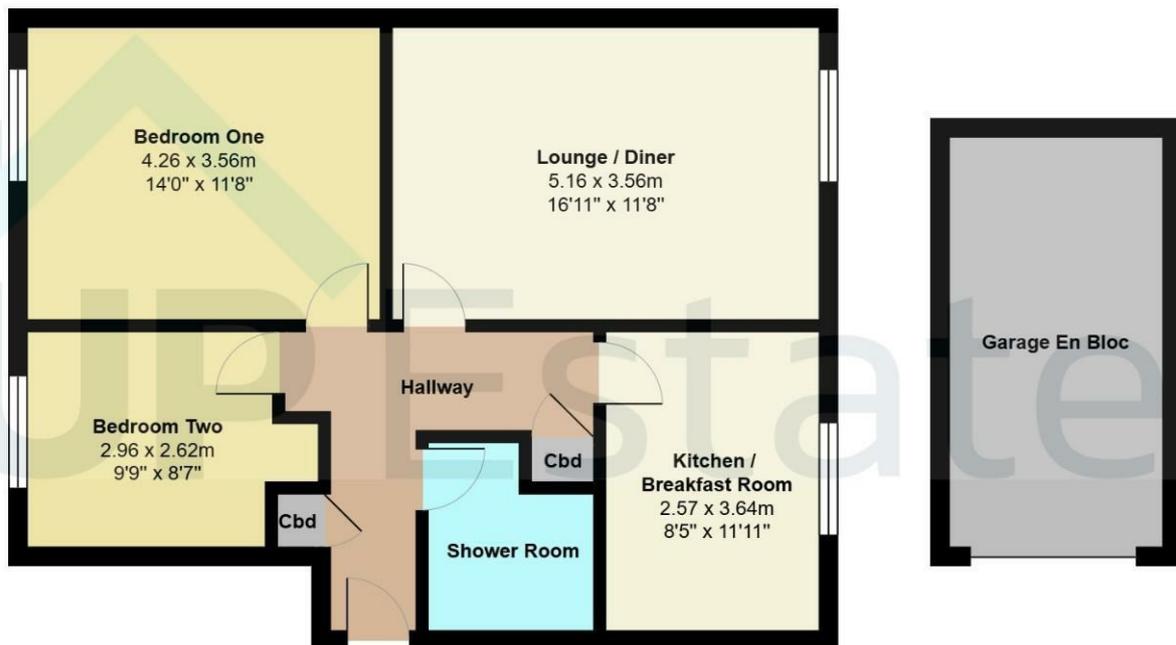
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Bankside Close, Coventry





Total Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup> (excluding garage en bloc)

All measurements are approximate and for display purposes only

## CONTACT

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The logo for UP Estates features a stylized house icon above the letters 'UP', followed by the word 'Estates' in a sans-serif font.