

**Hurn Way**  
**Coventry , CV6 6LF**  
**Auction Guide £35,000**



## DETAILS

For sale by Online Auction - Online Auction 29th of April 2026.

First floor studio flat located in Longford area of Coventry, in a purpose built block with seven other. Ideal for first time buyer or as an investment.

Accommodation comprises in brief;

### COMMUNAL ENTRANCE

With access to communal bin storage and stairs leading to first floor landing and access to the flat.

### LIVING SPACE

18'0" x 14'9" (5.5 x 4.5)

Carpeted with window.

### KITCHEN

7'10" x 7'2" (2.4 x 2.2)

Fitted kitchen with integrated oven, and cooker hood. Fridge freezer and washing machine can be included. Kitchen is open plan with the living space but the floor has been sectioned off with tiles.

### SHOWER ROOM

6'6" x 4'7" (2 x 1.4)

Corner shower cubicle with WC and hand basin. Tiled walls and flooring. Electric towel rail radiator.

### LEASE INFORMATION

The ground rent is £37.50 every 6-months (£75 per annum) plus a contribution towards building insurance and communal utilities.

Studio's were built in 1982, with a 120 year lease, hence 76 years left on the lease.

### UTILITIES & SERVICES

This property is electric only. Council Tax Band A. EPC Rating D.

### CURRENT PROPERTY STATUS

The property is being offered with vacant possession. The property has previously been rented for £650PCM not inclusive of bills.

### DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on

details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

### MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

### UNCONDITIONAL LOT

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyer's premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

### Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

### Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

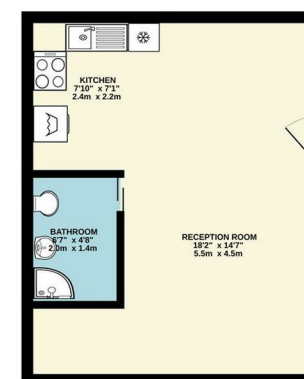
### Section 21 Estate Agents Act 1979 Disclosure

The seller of this property is an employee and/or connected person of Homemaker Properties as defined under the Estate Agents Act 1979.

In accordance with Section 21 of the Act, we hereby disclose that there is a personal interest in the sale of this property.

All prospective purchasers are advised of this interest prior to auction

FIRST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



FIRST FLOOR STUDIO APARTMENT  
TOTAL FLOOR AREA: 265 sq.ft. (24.6 sq.m.) approx.  
\*Where energy efficiency has been rated as required by the regulations, the minimum energy efficiency class is indicated. The plan is for an individual property only and does not cover the entire development. The Energy Rating and emissions shown here are for the individual property only and do not represent the average for the development.

