



Trusted
Property Experts



Yarningale Road
CV3 3EQ

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INVESTMENT OPPORTUNITY | GROUND FLOOR APARTMENT | LONG LEASE | TENANTED PROPERTY ACHIEVING £825PCM

Shortland Horne are pleased to present this well-proportioned two bedroom ground floor apartment, ideally located on the popular Yarningale Road, CV3. Offered with a tenant in situ currently paying £825 PCM (tenancy agreed until April 2026), this property represents an excellent turnkey investment with immediate and reliable rental income.

The property is situated within a well-maintained residential development and benefits from communal parking along with convenient access to local amenities.

Internally, the accommodation is spacious and well laid out throughout, briefly comprising a bright and airy lounge with large windows allowing for plenty of natural light, a modern fitted kitchen with a range of wall and base units, work surfaces and space for appliances, two well-proportioned bedrooms, and a family bathroom fitted with a white suite.

Further benefits include double glazing, electric heating, and well-kept communal surroundings.

Yarningale Road is ideally positioned within easy reach of Coventry City Centre, University Hospital Coventry & Warwickshire and a range of local shops and amenities, making it a consistently popular location for tenants.

Good to Know:

Tenure: Leasehold
Lease Length: Approx. 127 years remaining
Service Charge: £900 per annum approx
Ground Rent: £0 (no ground rent payable)
Rental Income: £825PCM
Council Tax Band: A
EPC Rating: E

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS VIA YOUR SOLICITOR.

selling quality
property since 1995





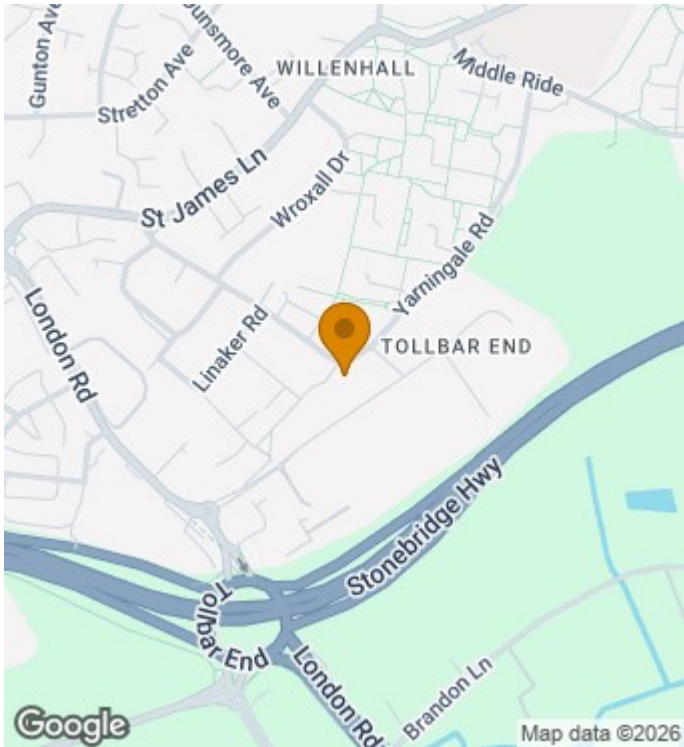




Dimensions

Floor Plan

Location Map



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

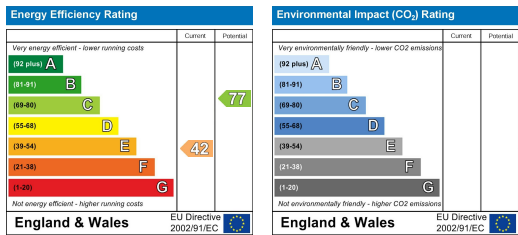
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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