



Sir Henry Parkes Road, Canley, Coventry CV4 8GJ
Offers In The Region Of £139,000

archerbassett
LETTINGS AND SALES

- GROUND FLOOR FLAT - GREAT INVESTMENT - CLOSE TO WARWICK UNIVERSITY
- OPEN PLAN ASPECT TO THE KITCHEN/DINER & LOUNGE
- PART TILED BATHROOM
- DOUBLE GLAZED & CENTRAL HEATED
- NO ONWARD CHAIN
- CURRENT RENTAL INCOME £9540 WITH POTENTIAL TO ACHIEVE AROUND £10,200 PA
- TWO DOUBLE BEDROOMS
- ENCLOSED PATIO
- WALKING DISTANCE TO CANNON PARK SHOPPING CENTRE
- LEASE - 100 YEARS REMAINING

This spacious ground floor two bedroom flat is located close to Warwick University & Cannon Park shopping centre and whilst in need of refurbishment it would make an excellent investment opportunity with potential to achieve around a rental of £10200 per year. There is an open plan kitchen/diner lounge area with patio just off, part tiled bathroom with white suite to include bath with shower over and both the bedrooms are double in size and a part tiled family bathroom with bath and mixer shower. Other benefits include gas central heating, double glazing, secured entry phone system. Available with no onward chain.



Total area: approx. 60.9 sq. metres (655.8 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.

Plan produced using PlanUp.

