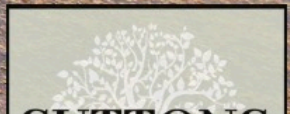




 **2**
Bedrooms

 **1**
Bathroom





Duplex*Gross potential yield of 9.66%*Close to Hospital*Ideal first time buy or investment*New roof

Suttons are proud to offer for sale a spacious two double bedroom duplex apartment located in the popular residential area of Wyken. The area boasts a wealth of local amenities such as St Gregory & Richard Lee primary schools, Caludon Castle secondary school, 10 min drive to Walsgrave hospital, close connectivity to M6, A444, Coventry City Centre, Coventry University, Binley industrial estate and Business park.

Briefly comprising of entrance hallway, storage cupboard, modern fitted kitchen with oven, gas hob and space for appliances, lounge/diner with additional storage cupboard. Raising to the first floor are two double bedrooms with storage, tiled family bathroom with an electric shower over the bath and a separate toilet, the landing hallway has two further storage cupboards. Other features include double glazing and gas central heating throughout, secure entry phone system, no onwads chain, recently replaced roof and long lease. Please see our virtual 360 viewing tour and then contact the office to book a viewing.

Good to know:

Tenure – Leasehold. 99 Years remaining

Ground Rent - £10pa.

Service charge - £1,500 pa.

Internal area – 698 Sq ft / 64.7 sq M

EPC – C

Boiler – located in bedroom 2, installed 2012. Checked annually.

No onwads chain

If the property was rented, we expect £950pcm, giving a gross yield of 9.66% or Net of 8.38%

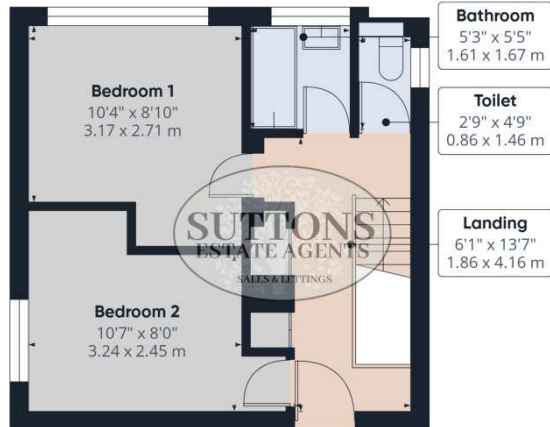
Council Tax Band – A.

Please not there is no lift within the building.

Street Parking.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

698 ft²
64.7 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Coventry, CV2

