



2

Bedrooms



1

Bathroom



MODERN 2-BEDROOM APARTMENT IN SIGNET SQUARE CV1- INVESTMENT OPPORTUNITY

A ready-made investment opportunity in the highly desirable Signet Square development, just off Swan Lane in Coventry. This second-floor apartment is currently tenanted at £850 PCM with a tenant who moved in during February 2026 making it an ideal investment with immediate rental income.

Key Features

- Leasehold 2-bedroom apartment in modern development
- Currently let at £850 PCM – approx. 7.8% gross rental yield - tenants in situ from February 2026
- Spacious open-plan living with modern fitted kitchen
- Private balcony leading from living space
- Allocated parking space with secure communal entrance with intercom
- EPC Rating: B | Council Tax Band: A | Lease remaining: Approx 130 years
- Service Charge: Approx. £1,200 per annum | Ground Rent: £82 per annum

Overview

Situated on the second floor, this well-presented apartment offers bright, open-plan living accommodation with a modern kitchen and lounge area that leads out to a private balcony.

The property comprises two double bedrooms, including a master bedroom with its own juliet balcony and mirrored built-in wardrobe. The contemporary bathroom includes a bath with overhead shower and the apartment benefits from secure intercom entry and allocated parking with additional on-street parking nearby.

Prime Location

Signet Square is ideally located just off Swan Lane in CV1, within easy walking distance of Coventry city centre, shops, cafes. Excellent transport links include the M6, A45 and Coventry Train Station while nearby parks provide green space for leisure and recreation.

Why Invest?

This apartment offers a straightforward buy-to-let investment with a tenant already in place, generating £850 PCM from February 2026. With strong rental demand in the area and a modern, low-maintenance property, it represents a stable income-producing asset in a well-established Coventry development.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(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: 135 Signet Square, CV2 4NY

