



**Manor House Drive, Coventry
CV1 2EE**

Guide Price £150,000

Leasehold - Coventry Band: C - EPC: D

TWO BEDROOM APARTMENT | CITY CENTRE | INVESTMENT OPPORTUNITY

A well-presented two bedroom apartment situated in a popular residential location within Coventry city centre. Offering spacious and versatile accommodation, this property would make an excellent purchase for both owner-occupiers and investors alike.

The accommodation provides a welcoming entrance, a well-proportioned living area, fitted kitchen, two bedrooms with the master benefiting of a en-suite and a family bathroom. The property benefits from generous room sizes and a practical layout, making it an attractive option for modern living.

INVESTMENT OPPORTUNITY – POTENTIAL RENTAL INCOME OF £1,300 PCM, making this an appealing proposition for landlords looking to add to their portfolio.



Entrance Hall

12'9" x 6'7" (3.88m x 2.00m)

Living Room

21'2" x 10'0" (6.46m x 3.06m)

Kitchen

8'7" x 7'0" (2.61m x 2.14m)

Bedroom 1

12'7" x 9'6" (3.83m x 2.89m)

En-suite

5'3" x 5'10" (1.61m x 1.77m)

Bedroom 2

12'7" x 6'6" (3.83m x 1.97m)

Bathroom

7'1" x 5'10" (2.17m x 1.77m)

Balcony

4'1" x 10'0" (1.24m x 3.06m)

Tenure

Leasehold

GROUND RENT

£224 per year (Ask agent about the review period)

ANNUAL SERVICE CHARGE

£3158

LENGTH OF LEASE

101 years left

Good to Know

Selling Position: No Chain

Age of the Property: 2000 onwards

Approx. Total Floor Area: 636 SqFt

Heating System: Electric heating

Type of Windows: UPVC

Council Tax Band: C

Energy Performance Certificate Rating: D

Secure entry video phone system.

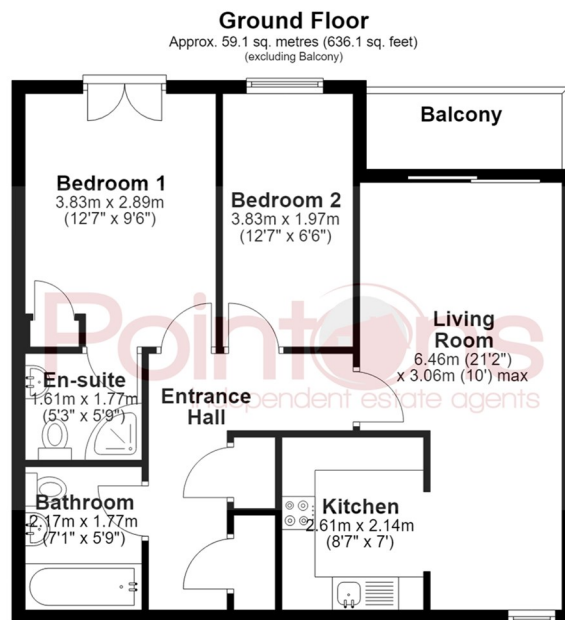
One allocated parking space & concierge

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Outside

There is parking to the complex with private gated access.

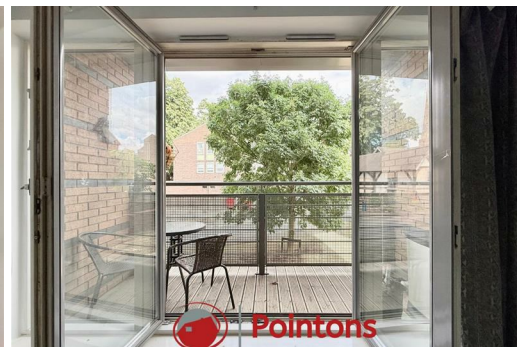


Total area: approx. 59.1 sq. metres (636.1 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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