



1 bed apartment to buy in CV1

9 Lower Ford Street, Coventry, West
Midlands, CV1 5PA

£90,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ INVESTMENT OPPORTUNITY WITH HIGH RENTAL YIELD
- ✓ GROUND FLOOR
- ✓ NO UPWARD CHAIN
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

****AN EXCELLENT INVESTMENT OPPORTUNITY WITH 134 YEARS REMAINING ON THE LEASE AND TENANT IN-SITU WITH CURRENT RENTAL INCOME OF £9,540 PA****

This modern and spacious one bedroom ground-floor apartment is situated within walking distance to the City Centre and local amenities, with double glazing and electric heating.

Comprises of generously sized living room with French doors to communal car park, fitted kitchen with integrated electric oven & hob, washer dryer and freestanding fridge/freezer. A part tiled bathroom with white suite to include bath with shower over, w/c and hand wash basin. Also benefits from allocated parking and entry phone system.

Approach - The apartment comprises of a communal entrance door and entry phone system

Hall - Comprises of a electric heater, secure intercom telephone system, with built in storage cupboard containing the water tank.

Bathroom - 2.12 x 1.91 (6'11" x 6'3") - A part tiled bathroom with white suite, bath with thermostatic shower over, W/C and hand wash basin

Bedroom - 2.75 x 4.17 (9'0" x 13'8") - Double glazed window to rear, spacious double room with carpet.

Lounge - 3.01 x 5.73 (9'10" x 18'9") - Double glazed French door leading to the car park, two electric heaters, generously sized lounge with carpet.

Kitchen - 2.71 x 1.92 (8'10" x 6'3") - Modern fitted kitchen with a range of matching wall and base units, integrated electric four ring hob and oven, washer/dryer and freestanding fridge/freezer

Tenure - Leasehold - The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Viewings - Viewings are strictly by appointment only via Archer Bassett.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 135

Annual Ground Rent Amount: £180.00

Annual Service Charge Amount: £1,812.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: Allocated

Year built: 2006

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Ground Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



Total area: approx. 44.7 sq. metres (480.7 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	75	
(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

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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