





59 Swan Lane, City Development, Coventry, CV2 4GA

Price Guide £240,000

- SITTING TENANCY.
- PRIME LOCATION, CV2.
- EXCEPTIONAL AMENITIES.
- MOMENTS FROM COVENTRY UNIVERSITY.
- MODERN BUILD.

73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

lettings@maisonestates.co.uk
https://maisonestates.co.uk/

59 Swan Lane, Coventry CV2 4GA

BTL INVESTORS - SELLING WITH SITTING FAMILY TENANCY EXECUTIVE 3 BEDROOM TOWN HOME WITH GARAGE & FURNISHINGS*** Prime location CV2 just moments from COVENTRY University, City Centre, local Parks, Shops, Schools and plenty more... AN EXCELLENT TURN-KEY OFFERING WITH NO CHAIN...

3 2 1 C

Council Tax Band: C





TURN KEY OFFERING FOR BTL INVESTORS IN PRIME LOCATION, CV2

EXECUTIVE 3 BEDROOM TOWN HOUSE WITH GARAGE & FURNISHINGS BEING SOLD WITH SITTING TENANCY (FAMILY), set in Prime location CV2 just moments from COVENTRY University and boasting exceptional amenities, access to City Centre, Pool Meadow Bus Station, local Parks, Ball Hill and FARGO Village Shops, Schools, road/transport links and plenty More...

The 2008 build features a rear-facing Lounge diner, Kitchen with Appliances (cooker, fridge freezer, washing machine), 3 DOUBLE bedrooms (Top floor Large master with EN-SUITE and dresser), Cloakroom, Family bathroom also with shower, 3 W/C's, Rear garden laid to lawn with Patio and GARAGE.

TENURE:
- Freehold.
- Council Tax Band: C.
- Rented under an Assured Shorthold Tenancy (now an Assured Periodic Tenancy) from 2/4/25 for £1350 pcm.

Note:
- Electrical installation condition report (EICR) expires 4/9/2030.
- Gas Safety Certificate expires 16/2/2027.
- Energy Performance Certificate (EPC) expires 8/2/2031.
- EPC rating: 78 (C).

NO CHAIN
Contact MAISON Estates.

Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Consult Maison Estates for further information.


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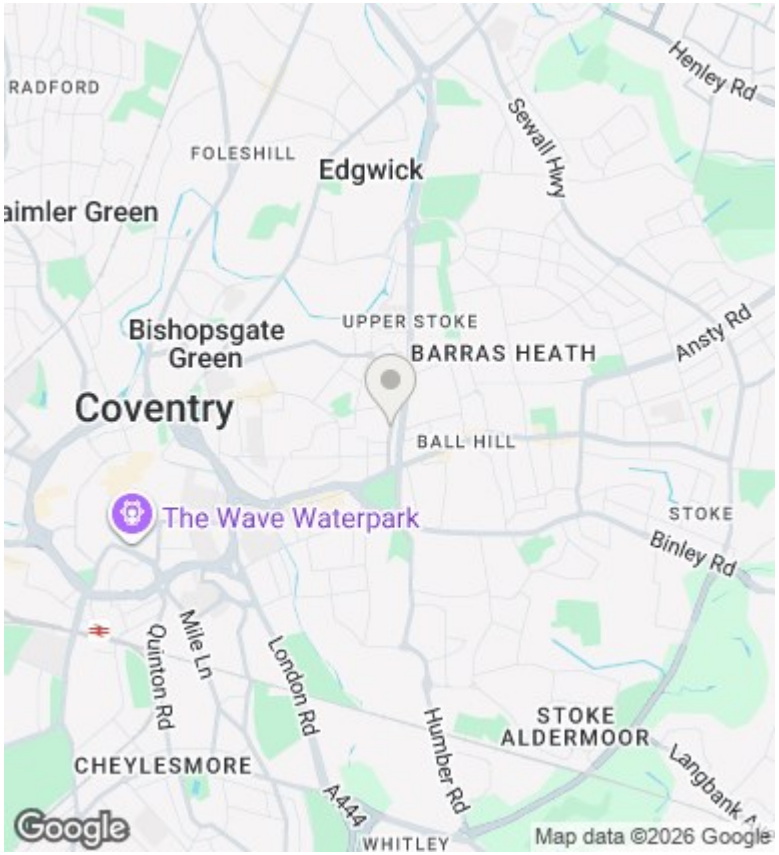

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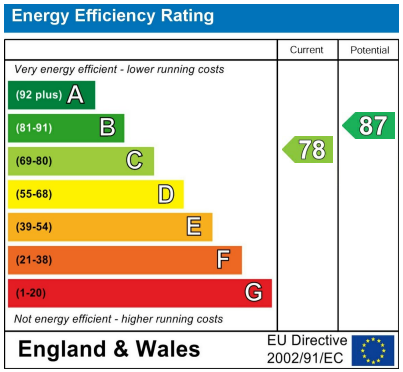
Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

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