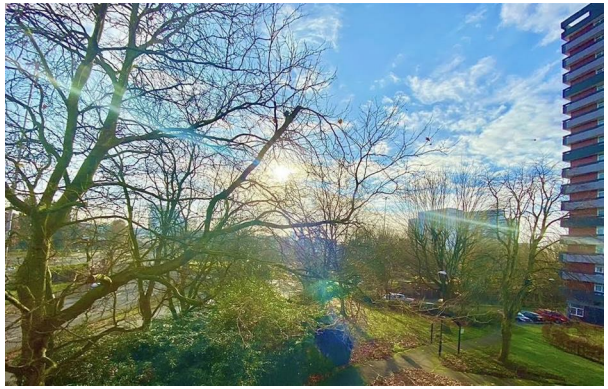






33, John Tofts House Leicester Row, Coventry, CV1 4AL

£115,000

- 2 BEDROOM DUPLEX
- SITTING TENANCY; 9% GROSS RETURN ON INVESTMENT
- PRIME LOCATION, CV1
- ON DOOR STEP OF CITY CENTRE.

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

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

John Tofts House Leicester Row, Coventry CV1 4AL

BUY TO LET INVESTORSSELLING WITH SITTING TENANCY ACHIEVING 9% GROSS ROI*** 2 BEDROOM DUPLEX WITH INVITING VIEWS in Prime Location CV1 on doorstep of CITY CENTRE, access to TRAIN and BUS Stations, COVENTRY UNIVERSITY, The TECHNOLOGY Park, Ring road, Road/Transport Links and plenty More...

2 1 1 E

Council Tax Band: A





GREAT OPPORTUNITY FOR BTL INVESTORS WITH SITTING TENANCY IN PRIME LOCATION CV1 DELIVERING 9% GROSS RETURN ON INVESTMENT

SPACIOUS TWO BEDROOM FIRST FLOOR DUPLEX APARTMENT in prime location CV1 on doorstep of CITY CENTRE and boasting access to Train and Bus Stations, Canal Basin, road/transport Links and other exceptional Amenities. Also, commutability to COVENTRY University, The TECHNOLOGY Park and plenty More...

Well presented, the property features an entrance hallway, lounge diner, fitted kitchen, storage, two DOUBLE bedrooms (one with built in storage), bathroom, separate W/C, secure intercom entry, double glazing and has electric heating.

TENURE:
- Leasehold
- Council Tax Band: A.
- Rented: Assured Shorthold Tenancy for £875 pcm expiring July 2026.
- Leasehold: 109 years remaining.
- Annual service charge approximately: £1,740.
- Ground rent: £120 approximately per annum

VALID CERTIFICATIONS:
- EPC Rating: E (50). Expiry date: 24/05/2028.
- EICR (Electrical Installation Condition Report): Expiry 23/01/2031.

Dimensions to widest point (also see floor plan):
- Lounge/Diner: 13'9" x 13'1"
- Kitchen: 10'8"x 7'8"
- Bedroom 1: 13'9" x 9'10"
- Bedroom 2: 13'9" x 10'3"

BEING SOLD WITH 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. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Tenure information should be checked and confirmed by a solicitor.

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.

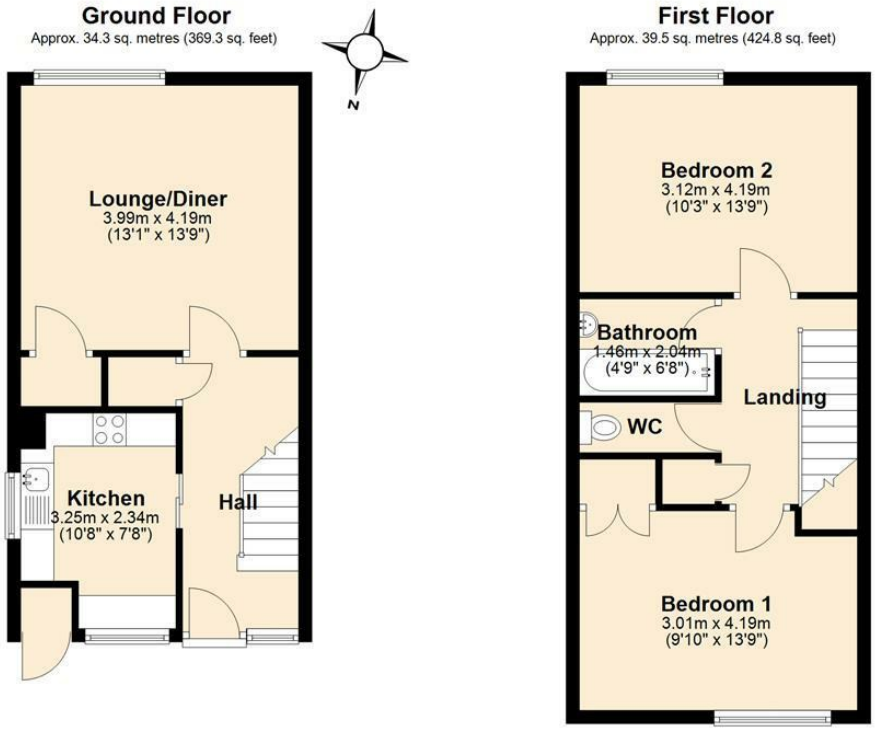
MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Please consult Maison Estates for further information.



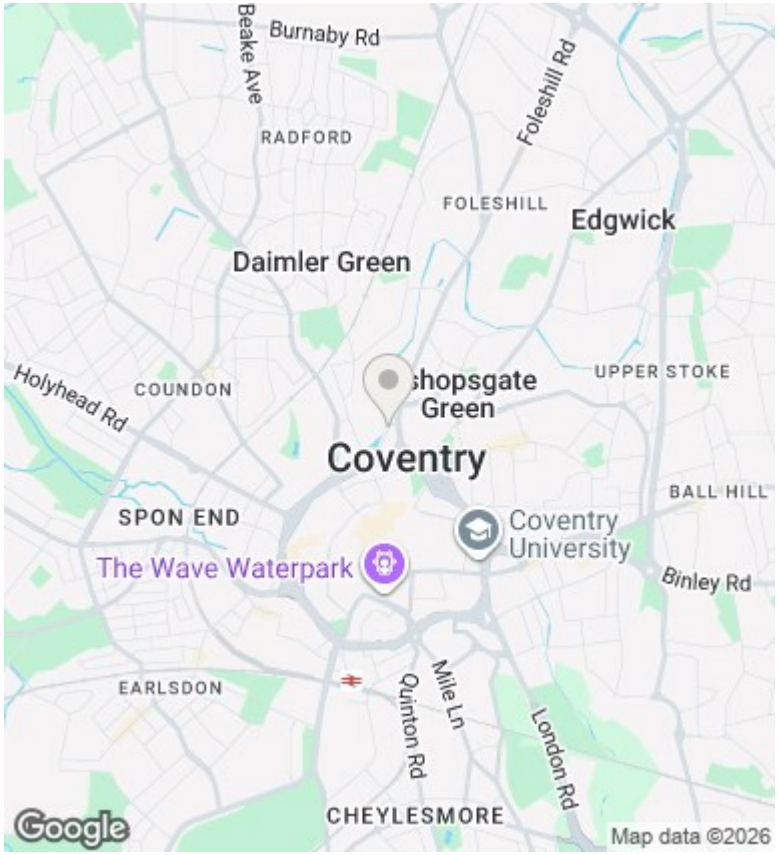






Total area: approx. 73.8 sq. metres (794.1 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys LTD Tel 024 7629 1555
Plan produced using PlanUp.



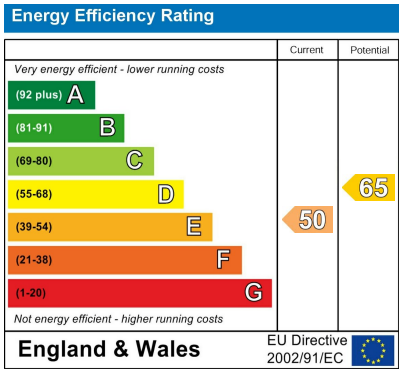
Directions

Viewings

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

Council Tax Band

A



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