





24, Poppleton Close, Coventry, CV1 3BF

Guide Price £146,995

- PRIME LOCATION CV1 BOASTING EXCEPTIONAL AMENITIES.
- FULLY FURNISHED.
- Access CITY CENTRE, TRAIN STATION, WAR MEMORIAL PARK etc.
- WELL MAINTAINED DESIRABLE DEVELOPMENT.

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

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SELLING WITH SITTING TENANCY - EXECUTIVE TOP FLOOR APARTMENT WITH FULL FURNISHINGS on Doorstep of City Centre, TRAIN Station, ONE Friargate, Central 6 and plenty More... ***AN EXCELLENT TURN-KEY BTL PROPOSITION***

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Council Tax Band: New Build





EXCELLENT BUY TO LET TURN-KEY PROPOSITION WITH TENANCY & FURNISHINGS

TOPFLOOR 2 BEDROOM EXECUTIVE APARTMENT WITH JULIET BALCONY set in prime Location CV1 boasting exceptional amenities; access City Centre, the popular EARLSDON High Street, quick walk to TRAIN Station, Central 6 Retail Park, The WAR MEMORIAL Park, ring road/transport links and plenty More! It's also on No'12 bus route to Warwick University and Westwood Business and Science Parks, JLR (Whitley) and The TECHNOLOGY Park helping to attract professional and student tenants.

Built in 2011, specification includes;
- Lounge diner with Juliet Balcony
- Fitted kitchen with appliances.
- 2 DOUBLE bedrooms.
- Family bathroom with shower.
- Electric heating.
- ALLOCATED PARKING.

Dimensions (to widest point):
- Lounge diner: 4.78m x 3.23m.
- Kitchen: 2.24m x 2.01m.
- Master bedroom: 3.58m x 2.51m.
- 2nd bedroom: 3.18m x 2.16m
(See floor plan)

Tenure (As advised by Vendor):
- Leasehold: 140 years remaining (155 years from 2011)
- Annual ground rent: £300
- Annual service charge: £1400
- Rental £900 pcm (Assured periodic tenancy effective 3/8/2026)

Want to see More?
Contact MAISON Estates

1) Disclaimer for virtual showings:
If you make an offer based solely on a virtual showing then MAISON Estates Ltd will not accept any liability for errors in the information supplied, including but not limited to, dimensions, video and images. Should you submit an 'offer to purchase' a property then you accept that any representations made in relation to the property are based on virtual information provided by the Vendor only. MAISON Estates Ltd is not responsible for this information or its accuracy. You are advised to make further enquiries if in any doubt before confirming your offer or completion of sale.

2) 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.

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 and video recordings 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.

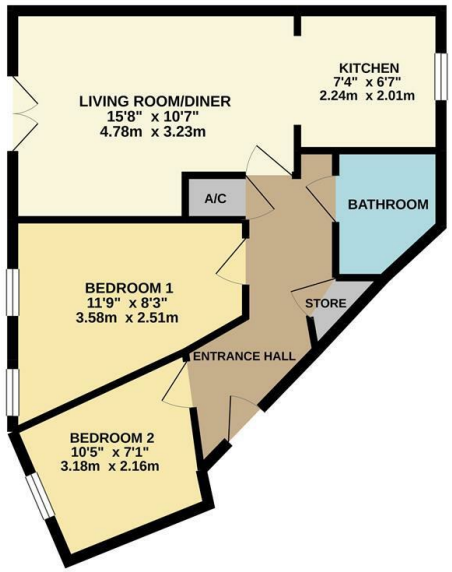




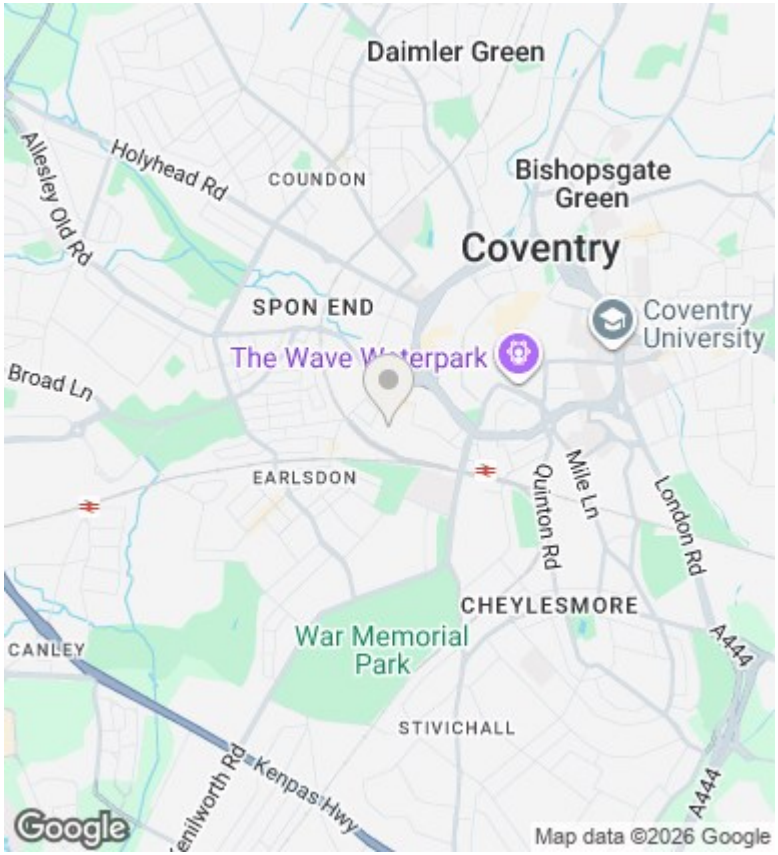

POPPLETON CLOSE



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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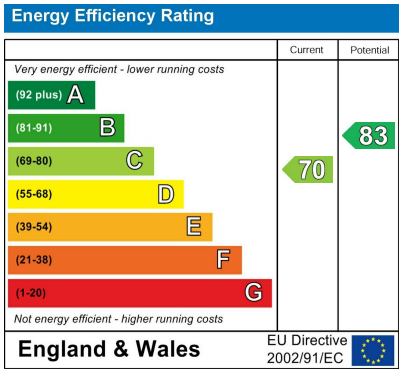
Directions

Viewings

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

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