



**Abbey Court, Abbey Road, Coventry CV3 4BB**

**Offers In The Region Of £99,000**



**\*\*INVESTMENT OPPORTUNITY – FANTASTIC YIELD- CURRENT TENANT IN TENANCY UNTIL AT LEAST AUGUST 2020 WITH A CURRENT RENTAL INCOME OF £7800PA\*\***

This spacious top floor flat in a popular location with easy reach of the A45 and JLR benefiting from gas central heating and double glazing throughout and briefly comprising of a spacious lounge/diner, two double bedrooms, modern bathroom with mixer shower over bath and fitted kitchen with fridge/freezer and integrated oven & hob, includes a washing machine and tumble dryer housed in a separate built-in cupboard off the entrance hall. With off-road parking. The building will have new communal front doors and a new intercom which has been paid for by our vendor.

Lease hold term 125 years from 25th March 1985  
Current Annual Ground Rent :£50.00 pa  
Current Service charge 2019/2020 : £1200.00 approx

### Approach

Well maintained communal grounds, front and rear access to the block

### Entrance Hall

Carpeted, large built-in storage with plumbing for washing machine

### Kitchen

10'4" x 7'1" (3.17m x 2.17m)

Vinyl flooring, fitted units with worktops over, stainless steel sink, integrated oven and hob, full height fridge/freezer, built-in storage housing combination boiler, double glazed window

### Lounge/Diner

10'5" x 21'6" (3.19m x 6.56m)

Carpeted, large double glazed window to rear with smaller window to side, 2 x radiators

### Bedroom

10'5" x 12'0" (3.18m x 3.68m)

Carpeted, large double glazed window to rear, radiator

### Bedroom

10'4" x 12'0" (3.16m x 3.68m)

Laminated flooring, large double glazed window to rear, radiator

### Bathroom

5'6" x 7'3" (1.68m x 2.23m)

Vinyl flooring, fitted white suite with low level WC, basin and bath with mixer shower over, glass block window to front, extractor fan

### Garage

The agent has been advised that the property has a separate garage as per the title plan but the garage block is currently in disrepair and is not accessible. The agent has also been advised that the leaseholders have a proposition to demolish the block and replace with allocated parking however any interested party should obtain more information of this via their own solicitor or legal representative.

### Tenure

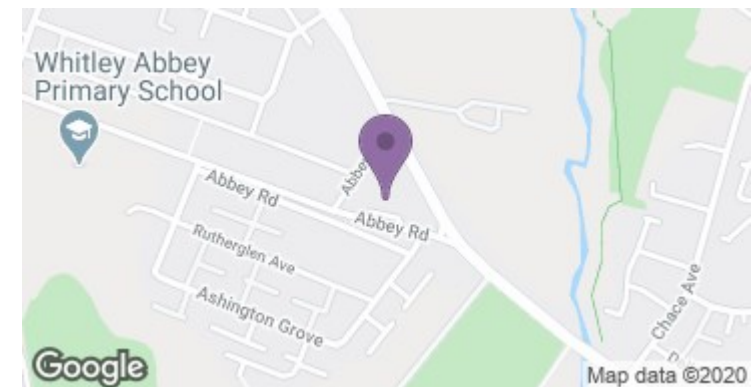
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

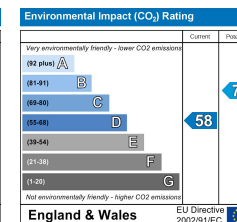
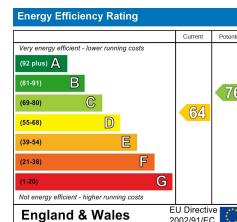


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.



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