



Gravel Hill, Tile Hill, Coventry CV4 9JR  
£84,950

archerbassett  
LETTINGS AND SALES

**\*\*INVESTMENT OPPORTUNITY WITH TENANT IN SITU\*\***  
 A well-presented and spacious second floor one bedroom flat which is close to local amenities, Warwick University and has good motorway links to Coventry and Birmingham. Benefiting from gas central heating and double glazing throughout and briefly comprising of a living area with balcony, fitted kitchen and bathroom with white suite and shower over bath.

### Entrance Hall

Front door leading into hall, laminated through out, 1x radiator, storage cupboard

### Living room

10'9" x 16'6" max (3.30 x 5.04 max )

Laminated floor throughout, double glazed window and door which leads out on to a balcony, 2x radiators

### Kitchen

5'8" x 8'11" m (1.74 x 2.72 m)

Fitted kitchen featuring a range of base units, vinyl flooring throughout, 1x double glazed window to the rear and door to storage cupboard.

### Bedroom

10'11" m x 12'9" max (3.33 m x 3.89 max )

Carpeted throughout, 1x double glazed window to front, 1x radiator

### Bathroom

5'8" m x 6'5" (1.74 m x 1.97m )

Laminated flooring throughout,, fitted white suite with low level WC, basin and bath with shower over, 1x double glazed window to rear, 1x radiator

### DISCLAIMER

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### Tenure - Leasehold

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.

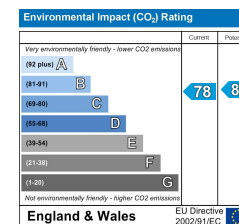
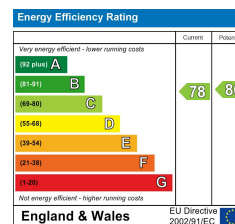
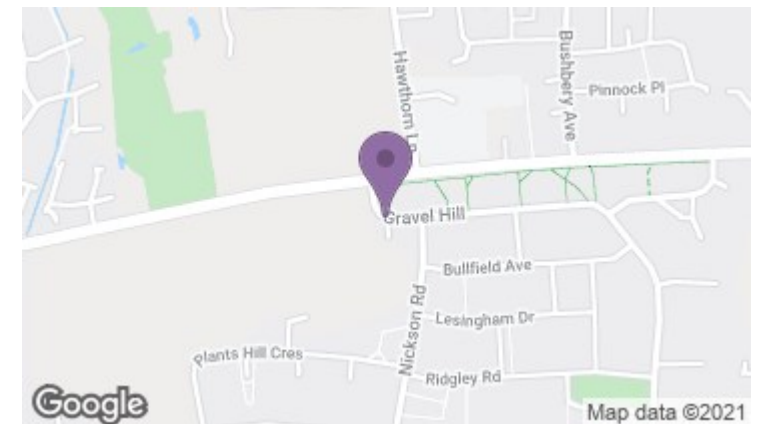
### Viewings

Viewings are strictly by appointment only via Archer Bassett.

Floor Plan



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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