



Gramercy Park, Banner Brook, Coventry CV4 9AE  
£110,000

**archerbassett**  
LETTINGS AND SALES

INVESTMENT OPPURTUNITY - TENANT IN SITU - RENTAL INCOME £9000PA -This well presented first floor one bedroom apartment is for sale as an ongoing investment and comes with a tenant in situ with a fixed term until October 2025. The apartment is located close to local amenities and with good transport links to Coventry University and briefly comprising of a spacious open plan living area with modern fitted kitchen with electric hob/oven, dishwasher, fridge/freezer and washing machine. A large double bedroom and a part tiled bathroom with white suite to include bath with shower over. Other features include secure entry phone system, residents parking, double glazing & electric heating.

**Open Plan Lounge / Kitchen**

11'5" x 22'11" (3.5m x 7.00m)

The spacious open plan lounge is carpeted to the living area with the kitchen having tiled flooring and a range of fitted modern wall & base units to include an integrated oven, hob & extractor unit

**Bedroom**

11'1" x 11'5" (3.4m x 3.5m )

A larger than average double bedroom has a UPVC double glazed window, electric wall heater & is fully carpeted.

**Bathroom**

7'6" x 5'6" (2.3m x 1.7m )

The part tiled bathroom has a modern white suite to include bath with mixer shower over and heated towel rail.

**Viewing Arrangements**

Viewings are strictly by appointment only via Archer Bassett.

**Tenure (Leasehold)**

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

**DISCLAIMER**

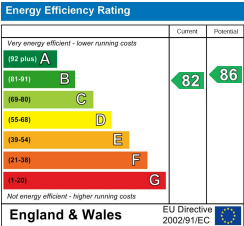
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**Agent Notes**

- 1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
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