



Woodgate House, Penruddock Drive, Coventry CV4 8LR  
£149,950

**archerbassett**  
LETTINGS AND SALES

- IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- JULIETTE BALCONY
- WALKING DISTANCE TO TILE HILL STATION
- SECURE PHONE ENTRY
- CURRENTLY ACHIEVING RENTAL INCOME OF £9540PA
- ALLOCATED PARKING SPACE
- WELL KEPT COMMUNAL SURROUNDS

\*\*\*EXCELLENT FIRST TIME PURCHASE OR INVESTMENT\*\*\* A modern two bedroom first floor apartment within walking distance of Tile Hill train station benefiting from double-glazing and gas central heating throughout. Comprising of a spacious lounge/diner with Juliette balcony, modern fitted kitchen with gas hob, electric oven and a range of wall and base units, part tiled bathroom with mixer shower over bath, W/C and hand wash basin. Other features include allocated parking and a secure phone entry system.

