



2 bed apartment to buy in CV6

Duckham Court, Coundon Road, Coventry,
West Midlands, CV6 1PZ

£100,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ IDEAL INVESTMENT.
- ✓ FIRST FLOOR
- ✓ TENANT IN SITU 10.5% yield
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

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Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

****TENANT IN SITU 10.5% yield****

This modern two bedroom first floor apartment benefits from double glazing and gas central heating throughout.

Briefly comprising of a spacious living area with large bay window, fully fitted kitchen with oven, gas hob, fridge/freezer and washing machine.

A part tiled bathroom with white suite to include bath with thermostatic shower over, W/C and hand wash basin.

Other features include a lift, allocated parking and secure entry phone system.

Lounge/Diner - 5.43m x 3.17m (17'10" x 10'5") - Double glazed bay window to front, spacious lounge with carpet.

Kitchen - 2.39m x 3.34m (7'10" x 10'11") - Dual aspect double glazed windows to front and side, modern fitted kitchen with oven, gas hob, washing machine and fridge/freezer.

Bedroom 1 - 4.00m x 3.34m (13'1" x 10'11") - Dual double glazed windows, large double room with two built in wardrobes.

Bathroom - 2.18m x 1.89m (7'2" x 6'2") - Part tiled with white suite to include bath with shower over, W/C and hand wash basin.

Bedroom 2 - 2.65m x 3.34m (8'8" x 10'11") - Double glazed window to side, good size single room.

Viewings - 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.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 104

Annual Service Charge Amount: £2,400.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

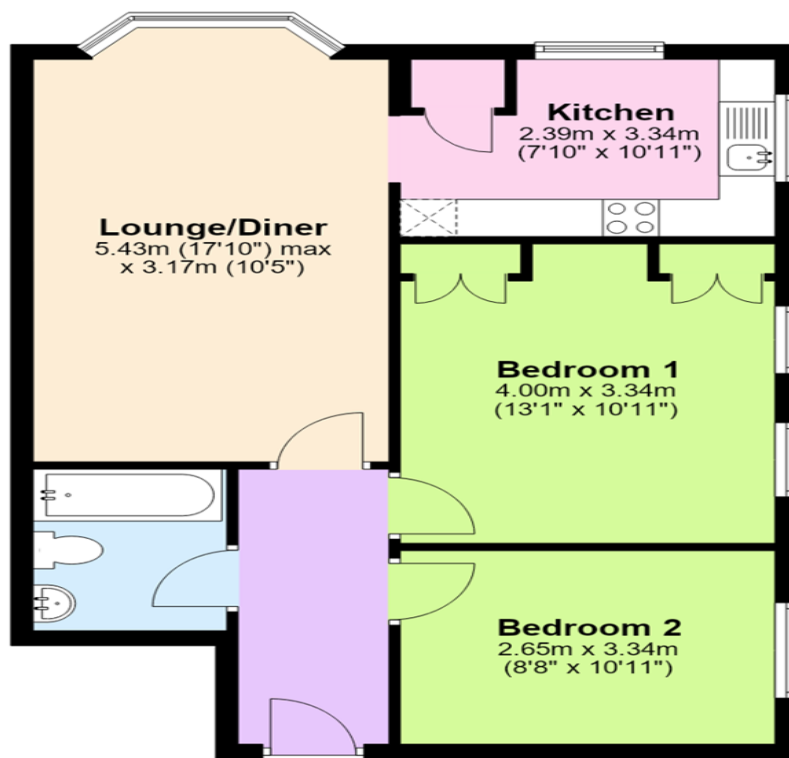
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

First Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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