



 1  
Bedroom

 1  
Bathroom



**\*\*Ideal investment or first time buy\*\*potential gross yield of over 10%\*\* Close to Jaguar Land Rover\*\*No chain\*\* Suttons offers for sale a first floor one bedroom apartment in the popular residential location of Cheylesmore. The area boasts a wealth of local amenities such as the number 17a bus stopping right outside (15 mins from here to Coventry train station), Londies convenience store and garage just at the bottom of the road with an EV Charger and Cash point, Howes community primary school, Quinton Park & Parade, Asda, and just a 5 minute drive to JaguarLandRover, Whitley.**

Briefly comprising of communal entrance hallway with a secure entry door, stairs rising to the first floor where you will find an external storage cupboard for exclusive use, a dustbin shoot and an area for drying of clothes if the weather is bad and of course the entrance to the property.

Entering the property into the hallway you will be lead to the part tiled wet room with an electric shower and storage cupboard, lounge/diner, a spacious double bedroom and a fitted kitchen with space for appliances. Outside you will find communal lawned gardens and an area for hanging/drying of clothes. Other features include double glazing, electric storage heating, a modern immersion water heater tank, no onwards chain, recently refurbished communal areas, and a secure entry phone system. The property would benefit from a cosmetic refurbishment in areas and has been priced to reflect this. Please contact the office today to arrange a physical viewing.

**Good to know:**

Tenure - Leasehold.

Lease length - 103 Years remaining. (started February 2002 for 125 years)

Ground rent - £10 per year. (1st Oct 2023 to 30th Sept 2024)

Service Charge - £628.06 per year (1st Oct 2022 to 30th Sept 2023)

Management company - Citizen Housing

The property is ex local authority

Internal area - 484 Square foot / 44.9 square meters

If fully modernised we estimate the property will achieve £750pcm - £800pcm

Council Tax Band - A - £1530pa

EPC - D

Floor plan - Attached.

There is no gas within the property, electric only.

Water is metered.

Parking - Street parking only.

Stairs only, no lift.

External storage cupboard in the hallway - 4th one / the one at the end of the hallway

Property sold vacant, no chain, with probate granted 19.06.24

### **Measurements in foot**

Wet room/Bathroom - 11.74 x 4.83

Lounge/Diner - 18.46 x 9.98

Bedroom - 11.70 x 11.13


Kitchen - 7.46 x 5.77

External storage cupboard - 5.69 x 2.53



Total area: approx. 42.4 sq. metres (456.0 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Dillotford Avenue, Cheylesmore, Coventry, CV3 5ED

