 **2**  
Bedrooms

 **1**  
Bathroom





Welcome to this exceptional 2-bedroom executive apartment, perfectly situated on the second floor of Poppleton Close in the sought-after CV1 area of Earlsdon, Coventry. Priced attractively at £160,000, this property is an excellent opportunity for both first-time buyers and investors alike.

Nestled in the heart of CV1, this flat offers convenient access to Coventry City Centre, the vibrant Earlsdon High Street, and the Coventry Train Station. It's also a short stroll away from Central 6 Retail Park and the serene War Memorial Park, making it an ideal spot for both city living and leisure. This modern apartment features two spacious bedrooms and a Juliet balcony, creating a light and airy atmosphere throughout. The open-plan layout is perfect for contemporary living, offering a comfortable and inviting space.

With vacant possession, the property is ready for immediate occupancy, making it ideal for those looking to move quickly or for investors eager to start generating rental income without delay. Additionally, it comes with allocated parking, eliminating the hassle of finding a parking spot. Equipped with efficient electric heating, the apartment ensures warmth and comfort during the colder months. Located close to major transport links, including the ring road, commuting is convenient whether you're heading into the city or traveling further afield.

This apartment offers the perfect blend of comfort, convenience, and lifestyle within a thriving community. Don't miss out on this fantastic opportunity whether you're a first-time buyer looking for a place to call home or an investor seeking a high-demand rental property in a prime location. Contact us today to arrange a viewing and take the first step towards securing this fantastic property!

Measurements (in meters):

Living Room: 14.41 - 11.77

Kitchen: 2.99 - 1.86

Bathroom - 1.64 - 1.64


Bedroom 1 - 2.66 - 3.13

Bedroom 2 2.92 - 2.08

- Prime Location in CV1
- Modern Living
- Vacant Possession
- Allocated Parking
- Electric Heating
- Excellent Transport Links
- Potential Rental Income: £1,050 pcm
- EPC Rating: C
- Council Tax: B
- Leasehold: 155 Years Remaining approx

- Service Charges: £1,200.00 PA
- Ground Rent: £250.00 PA



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</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: Poppleton Close, Earlsdon, Coventry, CV1

