



 2

Bedrooms

 1

Bathroom





**\*\*CLOSE TO COV UNI\*\*NO CHAIN\*\*VERY LONG LEASE\*\*Suttons is proud to market for sale a two-bedroom ground-floor apartment in the popular residential area of Parkside, Cheylesmore. The area boasts close proximity to all the amenities of Coventry City Centre/Uni, Train station, Gillquart Way Park with child's play area, and easy access to A444, A45, A46, Jaguar Landrover.**

Briefly comprising of entrance hallway with storage cupboard, two bedrooms with the master benefitting built in storage, part tiled family bathroom with an electric shower over the bath, fitted kitchen with electric hob, oven and space for appliances, lounge/diner with balcony. Other features include double glazing, electric shortage heating, one allocated parking space with the addition of visitor parking, a secure entry phone system, and no onwads chain.

Good to know:

If rented we estimate it will achieve £850pcm - £900pcm

Council Tax Band - B - £1,786pa

EPC Rating - D

Internal area - 57 Square meters / 613 Square foot

Ground floor apartment

Leasehold - Approx. 975 years remaining

Ground rent £50 pa

Service charge £1,100 - £1,200 (approx.).

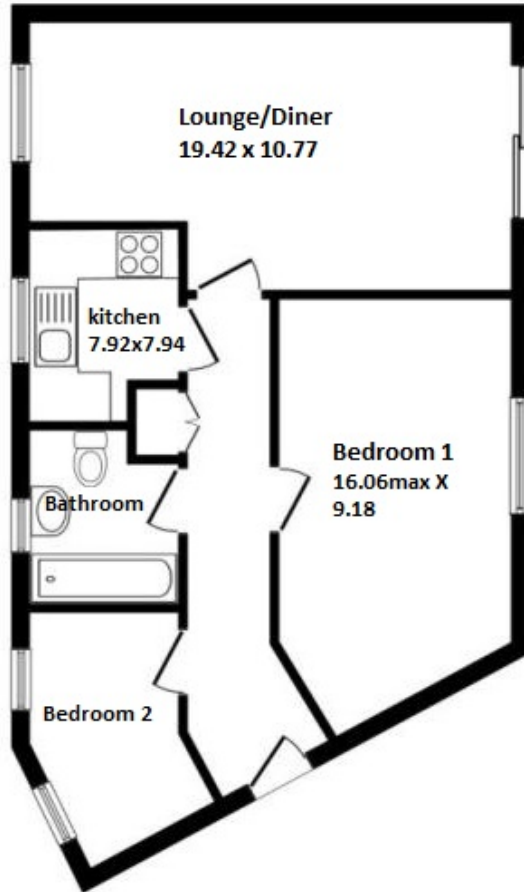
Parking space - 264 (TBC)


No onwads chain

No gas within the property, electric heating only.

Built in the year 2000





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: 14 Kilderkin Court, CV1

