



**SUTTONS**  
ESTATE AGENTS  
**FOR SALE**  
02476 525 111  
www.suttonsestates.com



 **2**  
Bedrooms

 **1**  
Bathroom



**\*\*POTENTIAL GROSS YIELD 9.90%\*\*****\*\*REFURBISHED\*\*****\*\*NO ONWARDS CHAIN\*\*** Suttons are proud to offer for sale a top floor (Second floor) two-bedroom refurbished flat in a popular residential area. The area boasts a wealth of local amenities and transport links, such as Bayton Road industrial estate, Hawkesbury Junction, The Greyhound inn pub, Grangehurst, Aldermans and Foxford Schools, along with easy access to M6, A444, Coventry Arena train station.

Briefly comprising of entrance hallway, storage cupboard, newly fitted kitchen with oven, electric hob, integrated fridge/freezer, washing machine, further storage cupboard housing the gas combi boiler, lounge/diner, balcony, tiled bathroom with a shower over the bath, two double bedrooms with the benefit of a storage cupboard. Other features include double glazing, gas central heating, no onwards chain, new flooring, freshly painted, modern consumer unit. Outside there are communal shared gardens, washing line area, outside storage cupboard, off road parking on a first time first served basis. This property makes an ideal first time buyer or indeed a great buy to let investment. Call the office now to arrange an appointment.

Good to know:

Leasehold

Approx 118 years remaining

Ground rent: £10pa paid in advance on the 1st of October each year

Service charge: £995 pa.

The property was purchased by the current owner on 29th January 2024, please make your lender aware of the property being owned for less than 6 months.

EPC Rating - D

Total floor area - 59 Square Meters / 635 square foot

Council Tax Band - A = £1,530

The property is on the second floor, stairs only, no lift.

If rented the property is expected to achieve £825pcm - giving a gross rental yield of 9.90% or Net rental yield 8.90%

**Measurements in foot:**

**Storage cupboard – 4.97 x 2.40**

**Lounge/Diner – 15.06(max) x 10.69**

**Kitchen – 10.59 x 8.30**

**Bathroom – 5.11 x 7.66**

**Bedroom 1 – 13.63 x 10.69**

**Bedroom 2 – 10.67 x 10.35**

**SECOND FLOOR**  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>79</b>
(55-68) <b>D</b>	<b>64</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:

