



7 Culworth Court,
Coventry, CV6 5JY

£52,500-CASH BUYERS ONLY

For Sale



- Rental investment producing 14% Gross yeild
- Sold with great tenant paying £600pm
- First Floor 2 Bedroom Flat
- Lounge, Kitchen & Bathroom
- Excellent Transport Links
- Local Shops & Amenities On The Doorstep
- Garage & Off Street Parking

Location: From the City Centre travel along Foleshill Road, turn right at the lights into Station Street East, left into Eld Rd and first left into Culworth Court.

**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

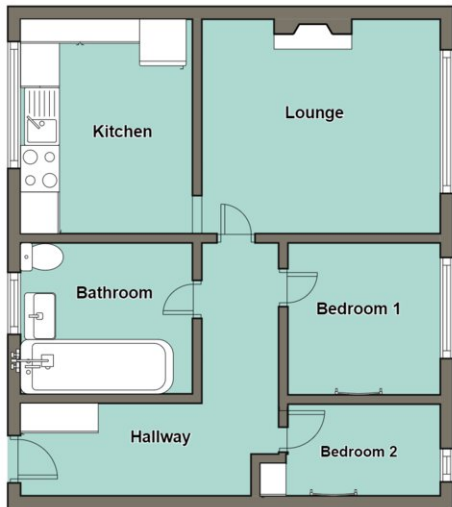
Call **02476 258492**

Website: www.covagent.co.uk



Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



This floor plan is provided for general guidance purposes only.
It is NOT to scale.
The position of doors, windows, fixtures and fittings is only approximate.

Located in a development just off of the Foleshill Road there are a plentiful amount of local shops and amenities just on the doorstep. The property has a Garage and provides excellent transport links to both the City Centre and motorway network.

Comprising of 2 good sized bedrooms, lounge, kitchen and bathroom with shower over bath the property offers ample space throughout.

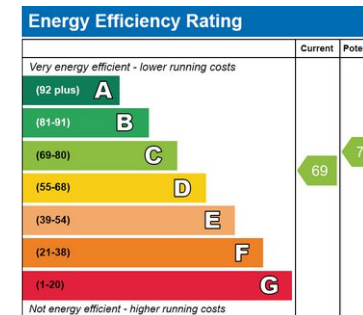
The property is currently let to a great tenant at a rent of £600pa.

The property has 44 years remaining on the lease and therefore we will only consider cash buyers.

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

Entrance Hall	with uPVC front door, Security Entryphone system and storage cupboard housing water tank and utility meters.
Lounge	3.07 x 3.99 - (10'1" x 13'1") with double glazed front windows and electric fire.
Kitchen	1.88 x 3.00 - (6'2" x 9'10") with double glazed window, range of base and wall cupboards, roll edge worktops, stainless steel sink, gas cooker and pantry cupboard,.
Bedroom 1	3.12 x 2.74 - (10'3" x 9'0") with convector heater and double glazed window.
Bedroom 2	1.90 x 3.05 - (6'3" x 10'0") with convector heater, double glazed window and built in cupboard.
Bathroom	with double glazed window, bath with electric shower over, vanity wash basin and low level WC.
Outside	Communal parking. Garage

Tenure	Leasehold Approx 44 years remaining, ground rent £35pa
Service Charge	Approx £100 per month
Council Tax	Band A



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