



THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£95,000**

Stoneleigh Court Coton Road, Coton, Nuneaton CV11 5UQ



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KEY ESTATE AGENTS

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\*\*\*\*SECOND FLOOR FLAT WITHIN WALKING DISTANCE TO THE TOWN CENTRE, TRAIN STATION AND BUS STATION\*\*\*\* KEY Estate Agents are delighted to offer For Sale this Two Bedroom Second Floor Flat in Stoneleigh Court. In brief the property comprises of a lounge, kitchen, bathroom and two double bedrooms. The property benefits from a gated communal entrance as well as communal gardens and parking. This would make an ideal purchase for First Time Buyers. To view, call KEY.

### Entrance



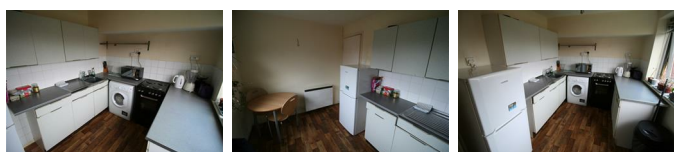
Enter through a gated communal entrance in the communal gardens with stairs leading to the second floor. Enter through a fire door into the entrance hallway. To the front of the property there is an external storage cupboard.

### Lounge 16'7" x 10'11" (5.06 x 3.33)



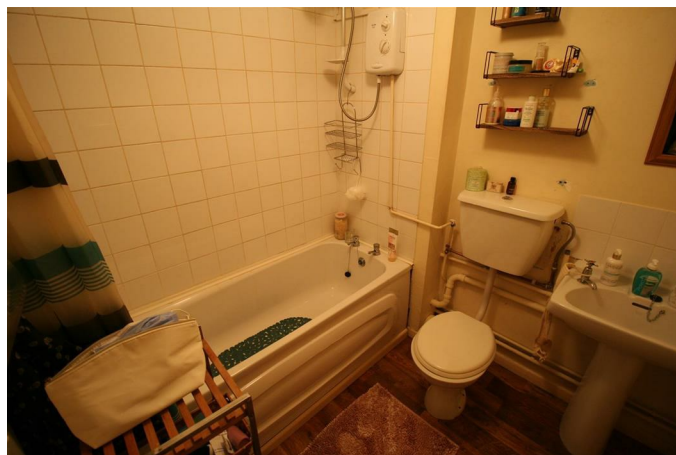
Good size lounge benefitting from an electric fire, storage heater and window side aspect over looking the communal gardens.

### Kitchen 11'11" x 7'9" (3.65 x 2.38)



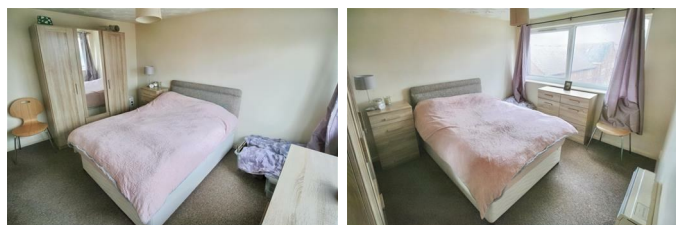
Benefitting from floor and wall mounted units, a sink drainer unit, an electric oven and hob, space for a fridge freezer and space for a washing machine. The kitchen also has a part tiled surround and window to the side aspect. There is also space for a small table and chairs.

### Bathroom 6'9" x 6'2" (2.06 x 1.88)



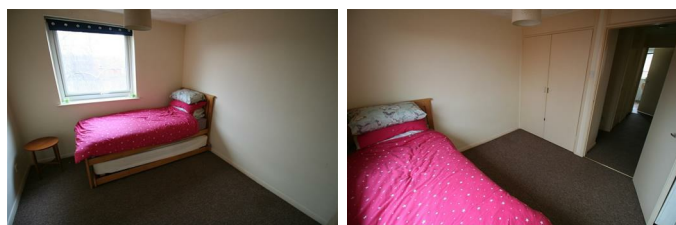
With a three piece suite consisting of a low flush W/C, pedestal sink and bath with overhead electric show.

### Master Bedroom 12'4" x 9'8" (3.78 x 2.95)



Double bedroom with a storage heater and window to the side aspect.

### Second Bedroom 9'4" x 9'2" (2.86 x 2.80)



Small double bedroom with a built in wardrobe, storage heater and window to the side aspect.

### Communal Areas



This property benefits from a communal garden. There is also a communal car park to the rear of the block.

### Agents Notes

There is currently 86 years remaining on a 125 year lease. The vendor has advised that there is an annual service charge of between £300-£500

depending on any work that is undertaken and an annual ground rent of £10. This should be confirmed with your solicitor.

### **Rental Yield**

KEY Estate agents estimate that this property would achieve a monthly rental yield of £525-550pcm. KEY offers a range of lettings services to landlords, for more information, please call KEY.

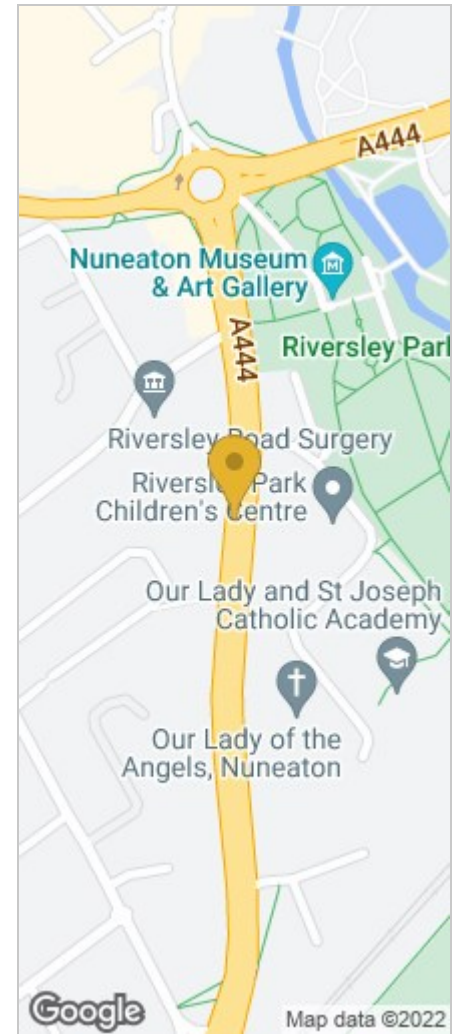
## Floor Plan



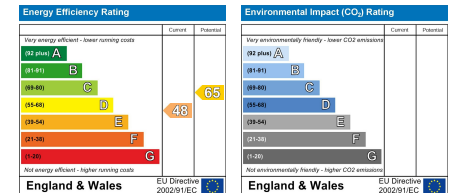
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## Area Map



## Energy Efficiency Graph



## HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

**KEY Estate Agents**

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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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