



£125,000

Hever Hall, Conisbrough Keep, Coventry, CV1 5PB

Apartment | 2 Bedrooms | 2 Bathrooms

Benburys
SALES AND LETTINGS

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Step Inside

Key Features

- GROUND FLOOR FURNISHED APARTMENT
- TWO BEDROOMS
- EN SUITE
- SECURE GATED COMPLEX
- DOUBLE GLAZED WINDOWS
- ELECTRIC HEATING
- ALLOCATED PARKING
- 136 YEAR LEASE
- EPC RATING C
- COUNCIL TAX BAND B

Property Description

Benburys are pleased to present this two bedroom ground floor apartment in the popular Conisbrough Keep complex just outside Coventry City Centre. On entering the apartment the hallway has doors leading to the bedrooms, bathroom and lounge/kitchen. The master bedroom benefits from having an en suite with shower cubical. Electric heating and double glazed windows. Allocated parking space. 136 years remaining on the lease. £1887.38 service charge per annum and £180 ground rent per annum. 9% net rental yield.

Main Particulars

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Hallway - Neutrally decorated space with wooden front entrance door, carpeted flooring, two electric heaters, doors off to bedrooms, lounge, bathroom and cupboard housing water tank.

Bedroom One - 9' 1" x 14' 2" - This good size double room enjoys matching wardrobe, desk and draws, double bed, electric heater, carpeted flooring and double glazed window overlooking the front aspect of the property

En-Suite - 5' 5" x 5' 9" - Fitted with a modern white low level W.C, wash hand basin and fully tiled square shower cubicle with shower. The rest of the room benefits from a heated towel rail with vinyl flooring and extractor fan.

Bedroom Two - 8' 8" (2.653m - Another double room featuring free standing wardrobe, draws and double bed, with electric heater, carpeted flooring and double glazed window overlooking front aspect of the property.

Bathroom - 6' 3" x 7' 2" - Fitted with a modern white suite which features a panel bath with shower-mixer on the taps and glass screen, low level W.C and pedestal wash basin. This half tiled bathroom benefits from a heated towel rail with vinyl flooring.

Lounge - 11' 3" x 13' 5" - Neutrally decorated room with furnishings, carpeted flooring, electric heater, French doors leading to front entrance.

Kitchen - 8' 9" x 6' 4" - Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in electric hob and electric oven with cooker hood, inset stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with upright fridge freezer and washing machine. Finished with vinyl flooring.

Agents Notes - 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce

identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

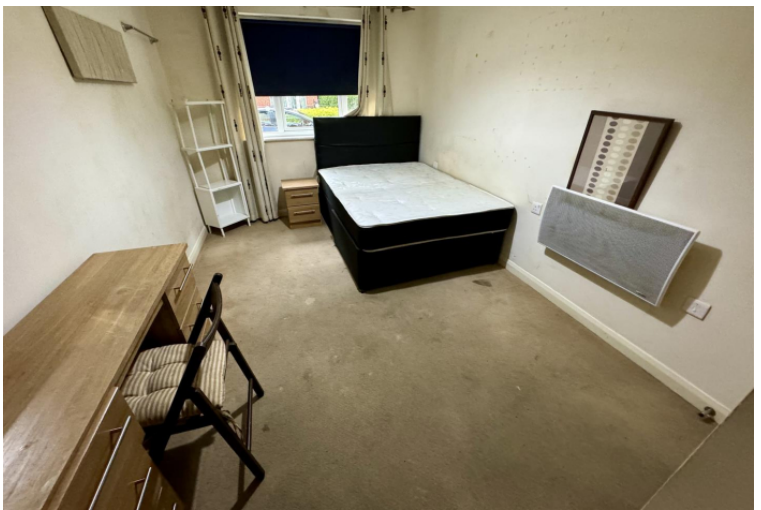




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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