



1

Bedroom



1

Bathroom



**\* IDEAL INVESTMENT OPPORTUNITY \***

Suttons are excited to be selling this brand new refurbished luxury first floor one-bedroom flat located in the popular residential area of Bedworth.

The property briefly comprises of open plan kitchen/lounge with an electric oven and hob, washing machine and small fridge/freezer.

One double bedroom with en suite shower room and toilet. Other features include double glazing, electric heating, off street parking at the front of the property. The property is fully furnished with brand-new furniture.

**This property is for investment buy only / Cash buy or mortgaged with either Santander or Birmingham Midshires mortgages only.**

For more information please call 02476525111.

**\* 999 Years left of the lease**

**\* New build, one bedroom**

**\* No ground rent**

**\* Service charges divided between x5 flats (on average to be aprox £30pcm for cleaning of gardens/bins ect)**

**\* Potential £795 rental income**

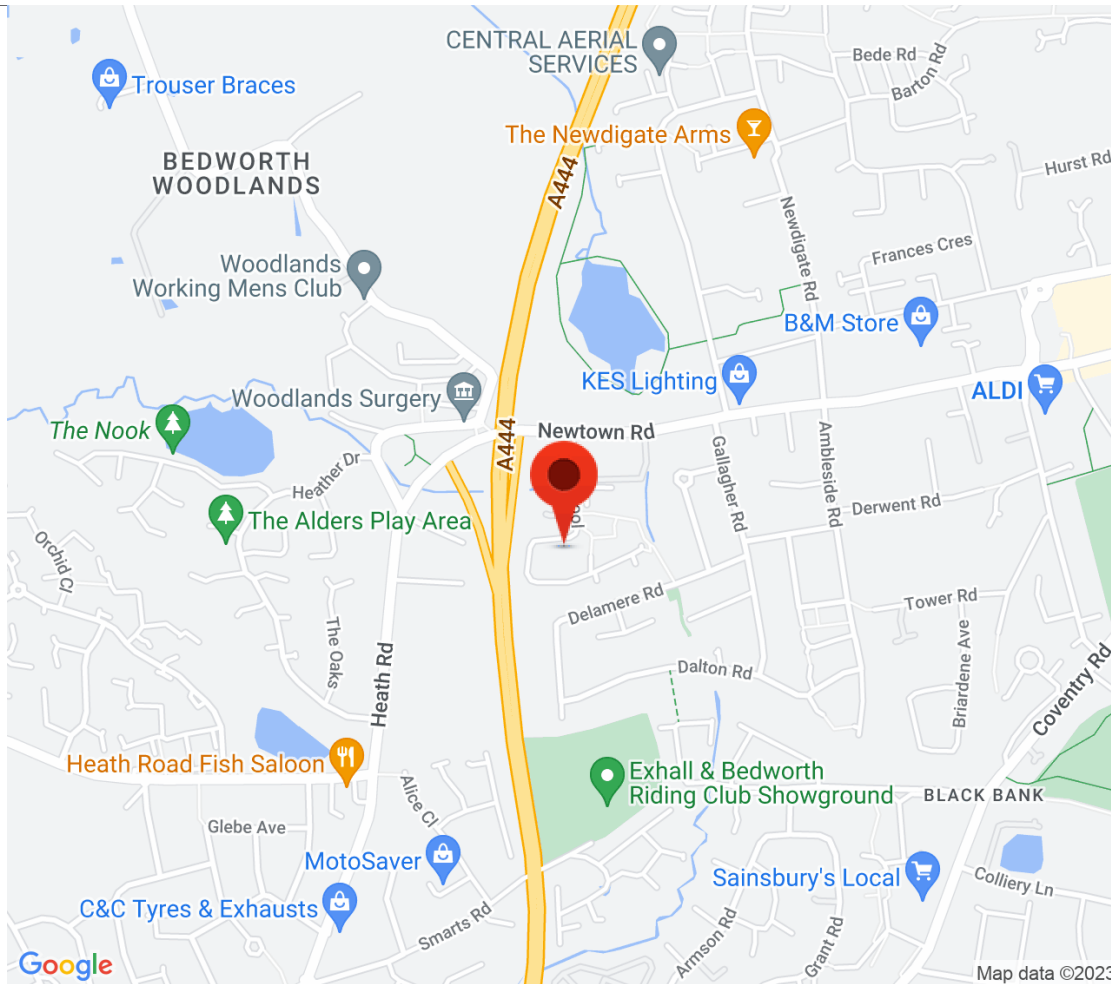
**EPC - D**


**Council Tax Band - Check directly with the council**

**Measurements**

**Kitchen/living room - L/13.4 ft W/7.9ft**

**bedroom - L/8.5ft W/8.4ft**



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>		
(55-68) <b>D</b>	60	60
(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: Croft Pool, CV12

