

Offers in the region of £125,000  
Consort Place, 40 Shakleton Road, Earlsdon, CV5 6HU



 2  
Bedrooms

 2  
Bathrooms



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**\*\*NO CHAIN\*\* TWO BATHROOMS\*\*IDEAL INVESTMENT (Gross yield of 7.68%) OR FTB\*\*** A two-bedroom first-floor apartment is offered for sale in the popular residential area of Earlsdon, close to Coventry City Centre/train station and University. Briefly comprising of entrance hallway, lounge/diner, fitted kitchen with oven, electric hob and space for appliances, two double bedrooms with the master benefitting from an ensuite shower room, a part tiled bathroom and a storage cupboard. Other features include double glazing and electric heating throughout, no onwards chain, a secure entry phone system and allocated off-road parking.

Good to know:

EPC - TBC

Council Tax Band - B - £1700pa

If the property was lightly modernized it could achieve £750-£800 pcm

Leasehold - (please note Suttons have not seen the lease and it's your solicitors who will need to confirm final details)

108 years remaining.

Ground rent £150 pa

Built 2007

Service charge and insurance £1255 pa

No lift, stairs only.

Residential Management Group (RMG) - are the building managers.

Measurements:

Hallway - 22.48ft X 2.78ft

Storage cupboard - 2.93ft X 3.41ft

Bathroom - 6.78ft X 5.34ft

Bedroom 2 - L Shape - 7.21ft (max) X 11.64ft (max)

Bedroom 1 - 15.17ft (max) X 9.32ft (max)

Ensuite - 5.11ft X 4.98ft

Lounge - 11.20ft X 11.79ft

Kitchen - 7.72ft X 7.60ft (max)

