



McLellan Court, 25 Common Way, Stoke Heath, Coventry CV2 3JJ

Guide Price £135,000





## McLellan Court, 25 Common Way

Stoke Heath, Coventry

A first floor two bedroom apartment with parking for one vehicle, offering an ideal first time buyer or investment opportunity.

Council Tax band: A

Tenure: Leasehold

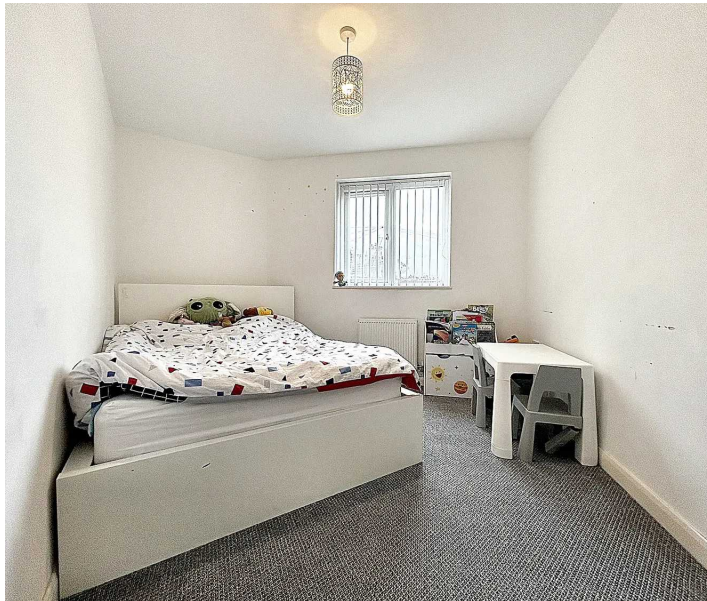
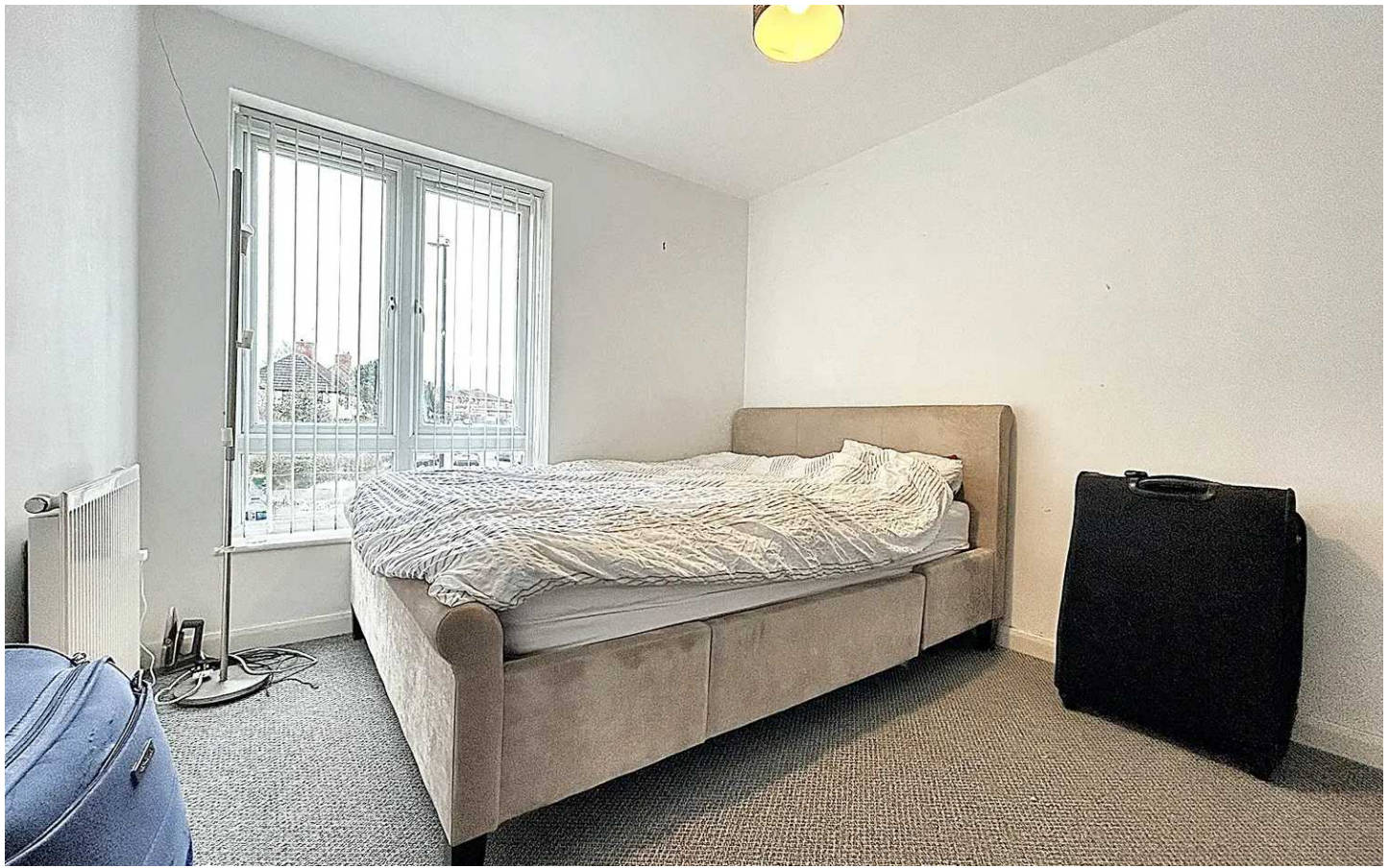
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Ideal first time buyer or investment opportunity
- First floor two bedroom apartment
- Bathroom
- Open plan living room and kitchen with built in oven and hob
- Parking for one vehicle
- 106 years unexpired. Service charge of £1,196.26 pa and current ground rent of £306.39pa

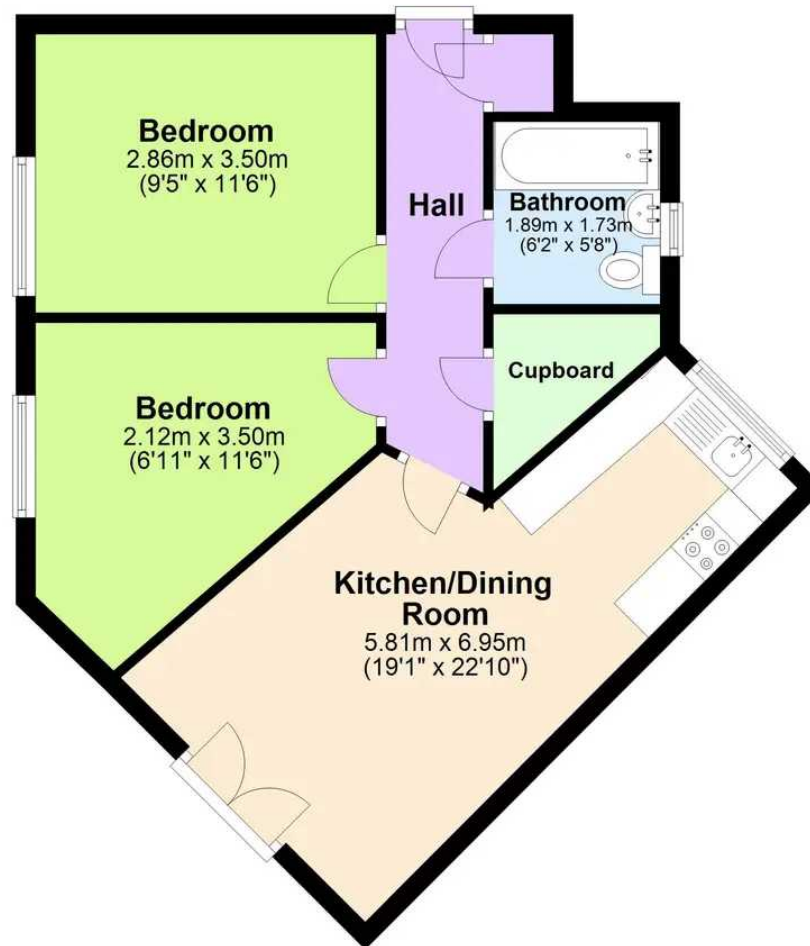






## Ground Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 49.2 sq. metres (529.4 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

# Coopers Estate Agents

Coopers, 22 New Union Street - CV1 2HN

024 7655 2841 • [sales@coopersestateagents.com](mailto:sales@coopersestateagents.com) • [www.coopersestateagents.com/](http://www.coopersestateagents.com/)

Coopers Chartered Surveyors Ltd, 22 New Union Street, Coventry, West Midlands

CV1 2HN, 024 7655 2841, [sales@coopers-cov.com](mailto:sales@coopers-cov.com). Company Registration

Number: 6725089 / VAT number: 940 3555 34