



**Coopers**

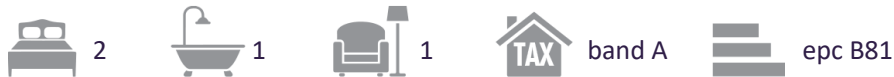
17 Kilby Mews,  
Off Far Gosford Street, Coventry





# 17 Kilby Mews, Off Far Gosford Street, Coventry CV1 5EB

A very modern two bedroom apartment in the popular development of Kilby Mews, which is ideally located just off Far Gosford Street and the city centre, Coventry University and train station.



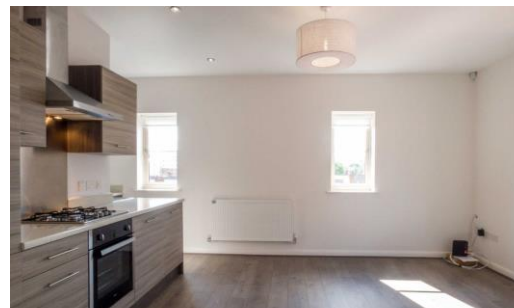
The property benefits from two bedrooms, a bathroom, an open plan kitchen/diner and a securely gated parking area with an allocated space. We are informed that the lease has approximately 144 years left unexpired, with a peppercorn ground rent and a service charge of £1,100 per year. This information should be verified through your solicitors.

- Two bedroom flat in the very popular Kilby Mews
- Short walk to the city centre, Coventry University and plenty of bars, restaurants and shops
- Secure gated parking with allocated space
- Open plan kitchen/diner
- Perfect location for a rental property, or for a first time buyer wanting the heart of the city
- No chain

Guide Price  
**£165,000**



Dining Kitchen



Dining Kitchen



Bathroom



Bathroom



Bathroom

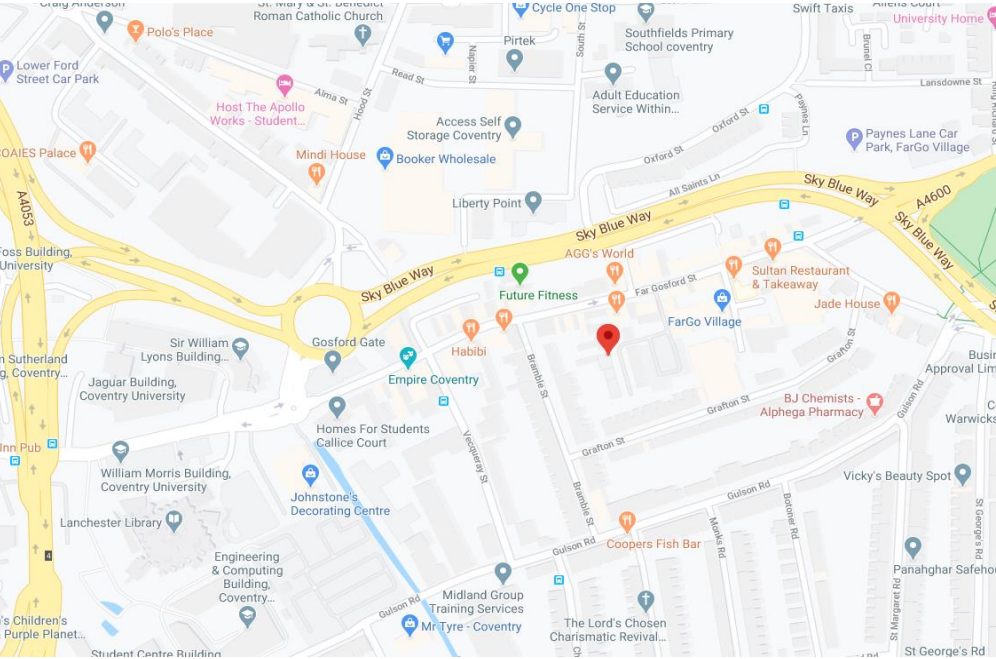




Living Room



Car Park Entrance



Front Elevation



Front Elevation

**Tenure**  
We are verbally told that this property is Leasehold. This will be checked through Solicitors.

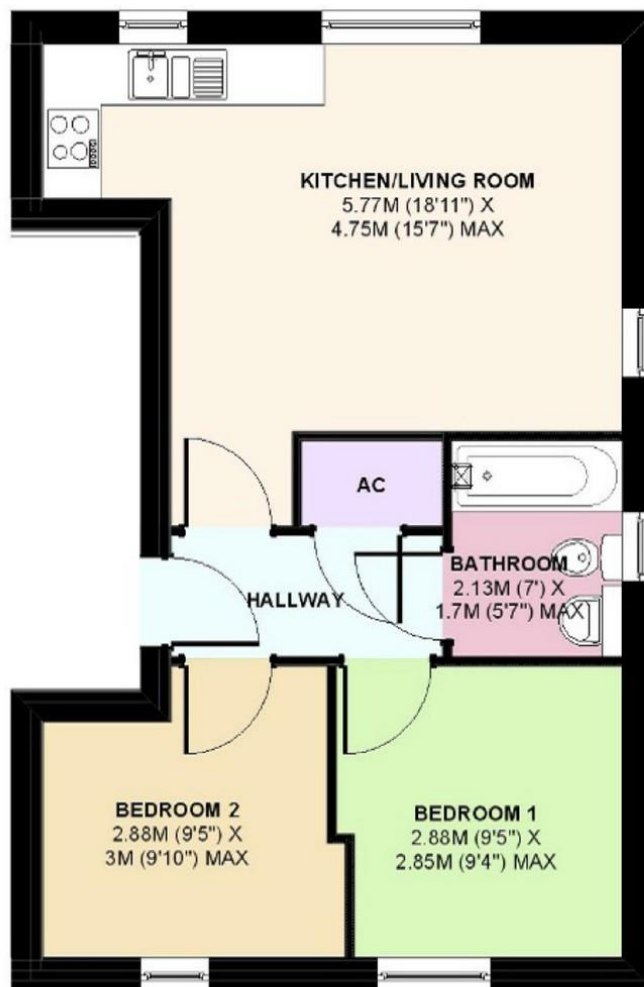
**Fittings & Fixtures**  
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

**Council tax**  
According to valuation Office Website enquiries this property is in Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
87-100		
81-93		
69-80		
55-68		
39-54		
21-38		
1-20		
Not energy efficient - higher running costs		
England & Wales		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100		
81-93		
69-80		
55-68		
39-54		
21-38		
1-20		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		

THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF A CONTRACT OR OFFER. COOPERS give notice to prospective purchasers that they must not rely upon any statement herein as representation of fact but they should make their own inspection or commission a survey. The owners do not make or give and neither COOPERS nor their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All reasonable efforts have been made to ensure the accuracy of these Sales Particulars including the approximate measurements stated. These are for general guidance only. COOPERS have not tested any apparatus, equipment, fittings and fixtures or services it so cannot verify that they are in working order or fit for purpose. Any purchaser is advised to obtain verification from their Surveyor or Solicitor.



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