



A very attractive & well presented ground floor maisonette offered for sale cheaply to reflect the short lease. Only suitable for CASH BUYERS.

The property itself has gas CH and double glazing with pleasant living room, two good bedrooms, kitchen and bathroom. A particular advantage is the very private and well presented gardens, especially at the rear.

- Ground Floor Maisonette - CASH BUYERS ONLY
- 38 years unexpired with a ground rent of £8pa
- Two bedrooms and bathroom
- Private well presented gardens
- Gas CH, double glazing attractively presented
- Lounge and fitted kitchen

22 New Union Street, Coventry, CV1 2HN

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£69,950



Living Room



Kitchen



Bedroom One



Bedroom Two

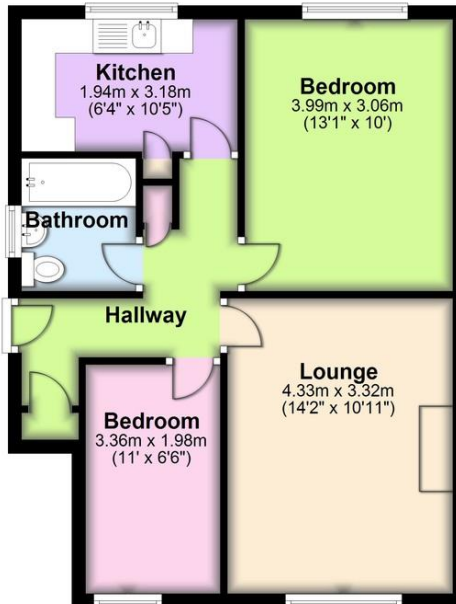


Bathroom



Rear garden

Ground Floor



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.

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 | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 66 | 73 |
| EU Directive 2002/91/EC | | | |
| Environmental (CO ₂) Impact Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 63 | 74 |
| EU Directive 2002/91/EC | | | |