

# 1 Riley House (S) Manor House Drive

City Centre, Coventry, CV1 2EB

Offers In The Region Of £185,000

Modern City Centre Ground Floor 2 Bedroom Apartment Available To Purchase – Excellent Location For Coventry University & City Centre As Well As Easy Access To The Ring Road. Fantastic Investment Opportunity or First Time Buy.

The property briefly comprises of the following,

Secure entry system  
Entrance hallway  
Kitchen including integrated appliances & cooker hood  
Lounge/diner  
Shower room  
2 Double bedrooms (one of which benefits from an en-suite bathroom)  
Available Immediately  
Allocated parking

Leasehold Property - Ground Rent £75.00 Annual Service Charge £2086.00

This property has rented successfully to students for several years achieving a rental income of around £1,000pcm, currently just rented for £795pcm on a 6 month fixed term tenancy.

No chain

Offers in the region of £185,000 contact us for a virtual tour or to arrange a viewing,

- City Centre Apartment
- Secure Entry System
- Allocated Parking
- Leasehold
- Available Immediately
- Great Investment Opportunity
- En-suite Facilities

## Viewing

Please contact our GLB Office on 02476 433416 if you wish to arrange a viewing appointment for this property or require further information.



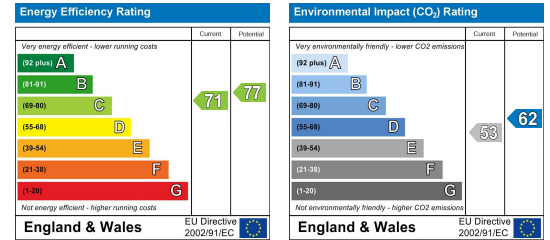
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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