



x2



x1



x1

**Stoney Stanton Road, Foleshill**  
**Asking Price £115,000**



**elite**  
property

This modern two bedroom second floor apartment is an excellent buy to let purchase with tenants in situ and currently achieving a rental of £750.00 pcm.

The apartment briefly comprises of: - Entrance hallway, open plan living area with bay window and fully fitted kitchen. Family bathroom and two double bedrooms with master bedroom having access to an en-suite shower room.

The apartment is located at the front of the Rathbone Court development and is accessed by security gates. The apartment also benefits from one allocated parking space, double glazing, great transport links into and out of Coventry City Centre and shops and amenities close by.

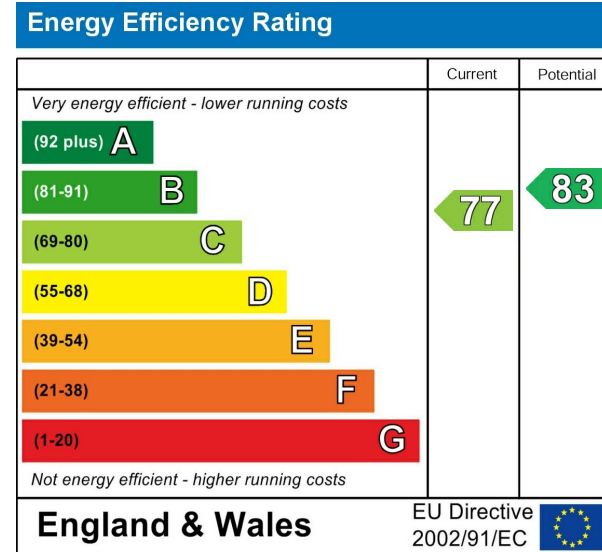
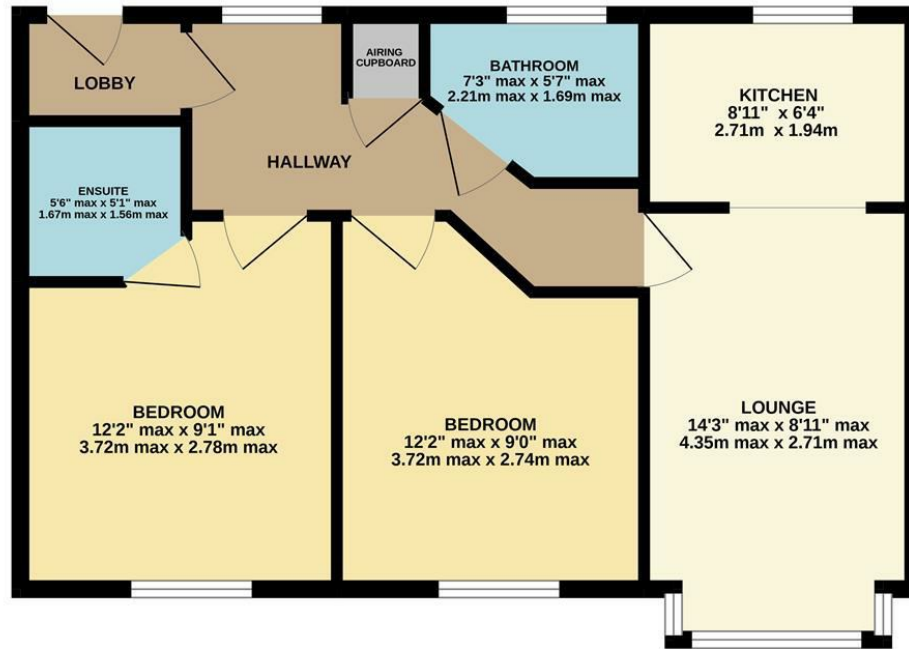
Lease -Approx. 139 Years Remaining on the lease  
Ground Rent - £135.99 every 6 months  
Service Charge - 01/01/2023 to 31/12/2023 - £1,761.96 per annum

- EPC Rating: C
- Second Floor Apartment
- 2 Bedrooms
- Bathroom & En-suite Shower Room
- Open Plan Living/Kitchen Area
- Ideal Buy To Let - Tenants In Situ - Current Rental - £725.00pcm
- Allocated Parking Space
- Leasehold Property - 139 Years Remaining
- No Chain
- Close To Public Transport & Local Amenities





SECOND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



SECOND FLOOR FLAT

TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Leasehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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