



**56 Garrick Close,
Coventry, CV5 7NQ**

£130,000

For Sale



- Tenanted Rental Investment with extended lease
- Spacious Ground floor flat
- Double glazed windows
- Big Lounge, modern Kitchen
- 2 big bedrooms and refitted Bathroom
- Shops Schools and buses not far away

Location: Along Broad Lane, straight on at the mini island with Banner Ln, then 2nd right into Hockley Lane and right into Garrick Close.



**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

Call **02476 258492**

Website: www.covagent.co.uk

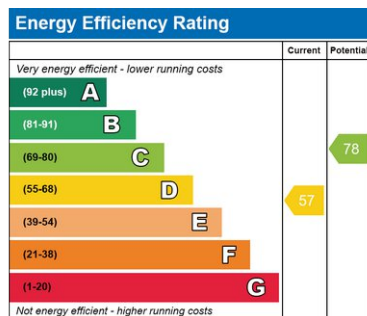


Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



Attention Landlords and investors- A rental investment ground floor flat with great potential. Currently let at £525pm with neighbouring improved properties achieving over £800 pm Briefly the property offers, Lounge, refitted Kitchen, 2 good sized bedrooms, refitted bathroom, Garage and on site parking



Communal hallway	
Entrance Hall	With built in cupboard and night store heater
Lounge	5.21 x 3.11 - (17'1" x 10'2") with double glazed window and night store heater
Refitted Kitchen	3.66 x 2.51 - (12'0" x 8'3") with light grey fronted base and wall cupboards, roll edge worktops, electric hob with built under oven with chimney hob above, space for washing machine
Bedroom 1	4.70 x 3.17 - (15'5" x 10'5") with double glazed window and built in cupboard
Bedroom 2	2.97 x 2.49 - (9'9" x 8'2") with double glazed window and wardrobe cupboard
Refitted Bathroom	With bath having shower above , wash basin and low level WC
Outside	The property is set amidst lawned garden with parking areas and a Garage is located in a block

Tenure	Leasehold with an extended lease with approx 156 years remaining and is subject to a ground rent of £10pa.
Service Charge	Service charge for period 25 Mar 24 to 25 Sep 24 £ 632.28 Reserve fund for period 25 Mar 24 to 25 Sep 24 £ 285.42
Council Tax	Band B

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

Email: enquiries@covagent.co.uk
Call **024 76 258492**

Website: www.covagent.co.uk
Correspondence address: Friars House,
Manor House Drive, Coventry CV1 2TE

**Paul
Chillingsworth
Homes**