

# Paul Chillingsworth Homes

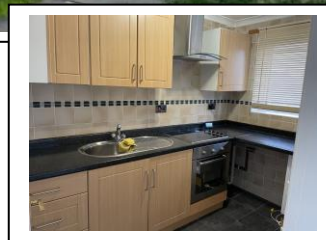
024 7625 8492

reception@covagent.co.uk

www.covagent.co.uk



**Rental investment producing £7500 gross**



**Elm Close, Binley Woods, Coventry, CV3 2BU**

**Purchase Price £129,995**

Binley Woods is an attractive village to the east of Coventry, just off the A46 Eastern bypass which links the A45, M6 and M69 motorways making this an ideal semi rural location for anyone needing to travel to Coventry and beyond.

This first floor part furnished apartment is currently let and has Hallway, Lounge, fitted kitchen, plus 2 bedrooms and a shower room.

There is a rear garden and a garage in a nearby block.  
The property ground lease was extending in 2017 and now as approx. 119 years unexpired.

Location: From TGI island on the A46 follow Rugby Rd into Binley Woods. 1<sup>st</sup> Right into Oakdale Rd at the end, left into Monks Rd and right into Elm Close

**Mailing address: Friars House, Manor House Drive, Coventry CV1 2TE**

**For Sale**



we are the market



<b>Hall.</b>	With laminate floor, uPVC double glazed front door
<b>Lounge</b>	14'1,x 11'3 with uPVC double glazed window, laminate floor and convector heater. Sofa, breakfast unit.
<b>Fitted Kitchen</b>	8'11 x 5'10 with range of base and wall units with stainless steel sink, Inset ceramic. Whirlpool hob with stainless steel built under oven, integrated fridge, plumbing for washing machine, chimney cooker hood, ceramic tiled floor uPVC double glazed window.
<b>Bedroom 1</b>	10'1 x 13' with uPVC double glazed window double, bed and convector heater
<b>Bedroom 2</b>	8'3 x 7' with uPVC double glazed window and convector heater
<b>Bathroom</b>	With quadrant shower cubicle with thermostatic shower, vanity wash basin and low level WC. Full height wall tiling and ceramic floor tiling. Chrome ladder style heated towel rail
<b>Outside</b>	Small garden area, street parking and Garage (requiring work) in nearby block.

**GENERAL INFORMATION**

**Viewing** Call: **PAUL CHILLINGSWORTH HOMES** on **024 7625 8492**

**Tenure** We are advised by the owner that the property is Leasehold until 28 September 2141

**Council tax band - A**

**EPC rating - D**

**Tenancy:** The property is currently let on an assured shorthold tenancy which is now periodic (Rolling tenancy).

*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.*

**Thinking of  
Selling or Renting  
your home?**

**Call Paul on 02476 258492**

