



## 5a Comrie Close

Norton Hill Estate, COVENTRY, CV2 3BL

**Offers In The Region Of £109,995**

Matthew James are pleased to offer this ground floor, two bed spacious apartment for sale. . Located on the Norton Hill Estate and tucked in a cul de sac, you are provided with excellent access to the University Hospital and great links to M6, M1 and A444 meaning this would be a great investment with rental income circa £750 pcm or first time buy.

You're welcomed straight into the kitchen area with its modern units, integrated oven and plenty of storage space. Next stop is the spacious living room which has modern flooring. Continue round to the inner hallway to find the two bedrooms and family bathroom.

Outside, the property enjoys well maintained communal gardens and ample communal car parking spaces.

Tenure: Leasehold  
Vendors Position: No Chain  
Electrical Certificate Expiry March 2026  
Parking Arrangements: Communal Parking  
Service/Maintenance Charges: £1080 inc of Ground Rent  
Lease Remaining: Approximately 82 Years

- Two Bedrooms
- Near Coventry University Hospital
- Fully Furnished
- Great Investment Property
- Ground Floor
- Modern Kitchen
- Communal Parking
- Electrical Certificate Expiry
- Council Tax Band E
- EPC Rating E

### Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.



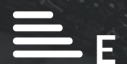
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Floor Plan

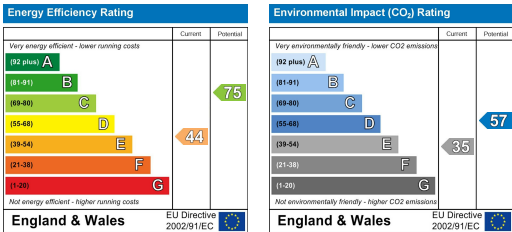


Total area: approx. 48.0 sq. metres (516.4 sq. feet)

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.

CONTACT INFORMATION

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