MATTHEW JAMES
Property Services

46 Mercia House, The Lower Precinct, Coventry, CV1 1NQ
Offers Over £80,000

** CASH BUYERS ONLY **... ONE DOUBLE BEDROOM... LEASE OF 81 YEARS... MUCH IMPROVED THROUGHOUT... CURRENTLY TENANTED AT £775 PER CALENDAR MONTH (BUT CAN BE BOUGHT VACANT)... GREAT INVESTMENT PROPERTY... BASED ON THE ELEVENTH FLOOR... CITY CENTRE LOCATION... Located in the heart of Coventry City Centre, this lovely one double bedroom property needs to be viewed to appreciate what is being offered for sale. Having a kitchen, large living / dining area, double bedroom, bathroom with shower over bath and secure intercom system. Benefiting from beautiful panoramic views of Coventry City including the medieval Spon Street and a good lease of 81 years remaining. Currently having a tenant in the property paying £775 per calendar month. Can be bought vacant subject to new tenancy regulations. CASH BUYERS ONLY. Call us now to book your viewing.

Communal Areas

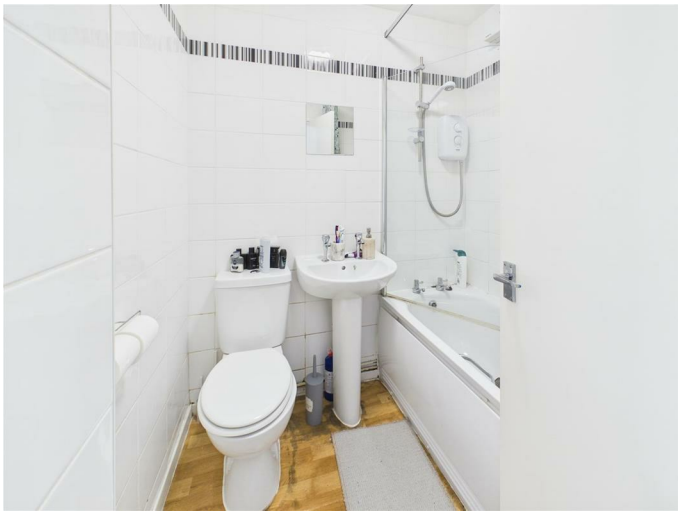
The property benefits from lift to the eleventh floor and also has a security intercom system.

Entrance Hallway

Having storage cupboard and doors leading off to:

Shower Room

5'11 x 4'11 (1.80m x 1.50m)



Having a bath with shower over, low level flush WC, wash hand basin and tiling to all splash prone areas.

Living / Dining Room

11'6 x 12'7 (3.51m x 3.84m)

Having full width dual aspect windows to two walls.

Kitchen Area

8'8 x 5'8 (2.64m x 1.73m)

Having a range of wall, base and drawer units with roll top work surface over, integrated oven with four ring electric hob and extractor over, space and plumbing for a washing machine and space for a under counter. There is also tiling to all splash prone areas.

Double Bedroom

11'10 x 5'8 (3.61m x 1.73m)

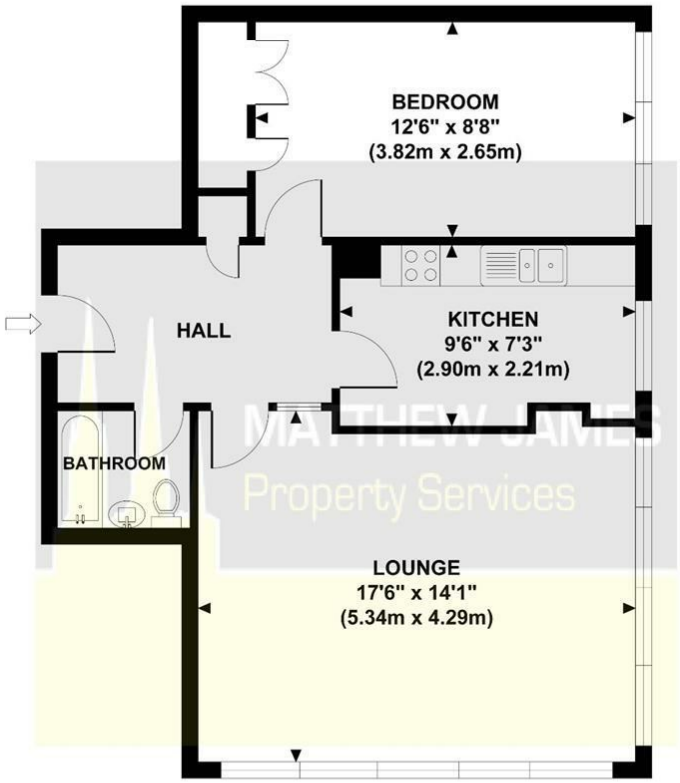
Having full width window to the one wall and built-in wardrobes to the one wall..

Views:

Floor Plan

FLAT 46 MERCIA HOUSE COVENTRY, CV1 1NQ

Approximate Gross Internal Area 563 sq ft / 52.30 sq m

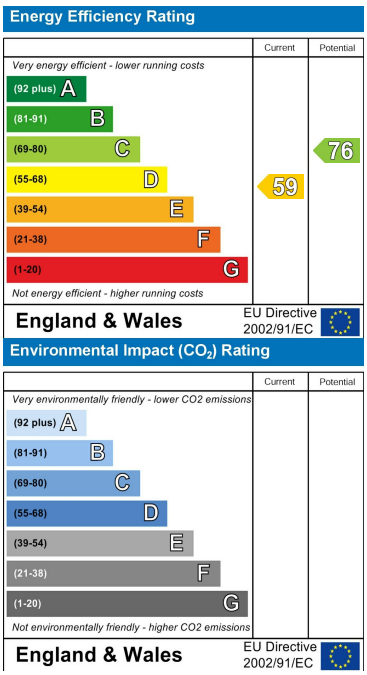


GROSS INTERNAL FLOOR AREA 563 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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