



**477 Stoney Stanton Road Coventry CV6 5EA**  
**Offers Over £99,000**

**Benburys**  
SALES AND LETTINGS

**\*\*INVESTMENT OPPORTUNITY\*\* NO CHAIN\*\*** This ground floor apartment in a secure gated development presents an excellent investment opportunity, being sold with a sitting tenant. The property boasts two spacious double bedrooms, one of which features an en-suite bathroom and a family bathroom with shower over bath. It includes a well-appointed lounge/dining room and kitchen. Electric heating throughout and double glazed windows. The property benefits from a designated parking space for one vehicle. 135 years remaining on the lease. Service charge of £2,415.72 per annum. Ground rent £271.98 per annum. EPC rating C. Council Tax band B

**Lounge**  
11'8" x 10'11" (3.573 x 3.349)

Carpeted floor, electric panel heater and double glazed bay window overlooking the rear of the complex.

**Kitchen**  
8'9" x 6'3" (2.672 x 1.908)

Fitted with range of matching wall and base units including cupboards and drawers, built in electric hob and oven with cooker hood, inset stainless steel sink unit with mixer taps, roll top work surfaces with tiled splash back areas. Upright fridge/freezer and washing machine. Finished with vinyl flooring and double glazed window to the rear aspect

**Bathroom**  
7'3" x 6'1" (2.220 x 1.866)

Fitted with a modern white suite which features a panel bath with shower-mixer unit on the taps and shower curtain, low level W.C and pedestal wash basin. This half tiled bathroom benefits from a heated towel rail and vinyl flooring.

**Bedroom One**  
12'5" x 10'1" (3.800 x 3.074)

This good size double room has furniture provided, carpeted flooring, electric panel heater and double glazed window overlooking the rear front aspect of the property.

**En-Suite**  
6'9" x 3'10" (2.060 x 1.191)

Fitted with a low level W.C, pedestal wash hand basin and fully tiled square shower cubicle with mixer shower and glass surround. The rest of this half tiled bathroom benefits from a heated towel rail with vinyl flooring.

**Bedroom two**  
10'4" x 8'8" (3.167 x 2.651)

Double room with furnishings provided, electric panel heater, carpeted flooring and double glazed window overlooking the front aspect of the property.

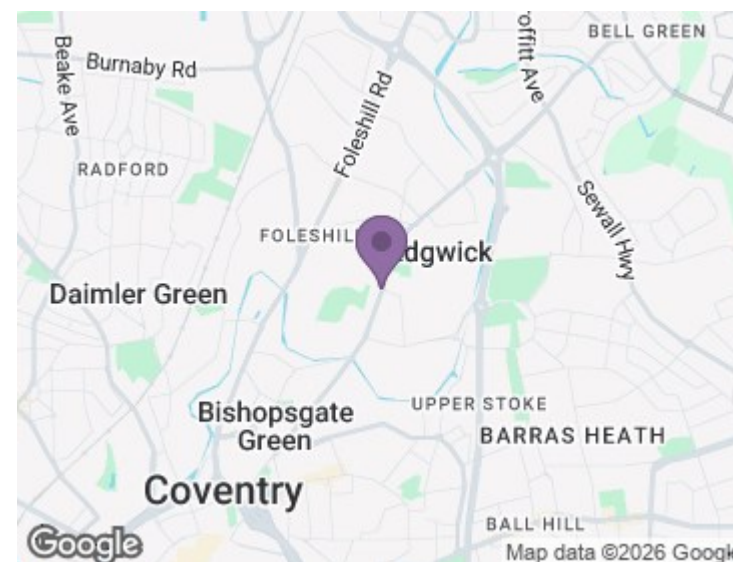
**Tenure-Leasehold**

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

**Agency Notes**

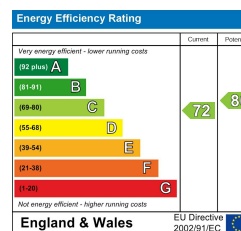
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Ground Floor



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