



Trusted
Property Experts



Upper Ride
CV3 3GL

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INVESTMENT OPPORTUNITY | TENANTED PROPERTY ACHIEVING
£700PCM

Shortland Horne are pleased to present this well-proportioned one bedroom ground floor apartment, ideally located in the heart of Willenhall on Upper Ride. Offered with a tenant in situ currently paying £700 PCM, this property presents an excellent ready-made investment opportunity with immediate income.

The property is positioned within a well-established residential setting, benefitting from a green outlook to the front and a pleasant sense of space, whilst still being conveniently located for local amenities.

Internally, the property offers well-balanced accommodation throughout, briefly comprising a spacious lounge with large window allowing for an abundance of natural light, a fitted kitchen with a range of wall and base units, work surfaces and space for appliances. The double bedroom is generously sized, and the property is completed by a modern bathroom fitted with a white suite including bath with shower over.

Further benefits include a private balcony area and external storage shed adding to the overall appeal.

The location provides excellent access to Coventry City Centre, University Hospital Coventry & Warwickshire, and key road networks including the A46 and M6, making it a popular choice for tenants and commuters alike.

An ideal turnkey investment with strong rental demand in the area.

Please note the photographs were taken prior to the current tenancy

GOOD TO KNOW:

Tenure: Leasehold

Length Of Lease Remaining: 89 Years

Service Charge: £687 Per Annum Approx

Ground Rent: £10 Per Annum Approx

Rental Income: £700 PCM (Periodic Tenancy)

EPC Rating: D

Council Tax Band: A

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS VIA YOUR SOLICITOR

selling quality
property since 1995





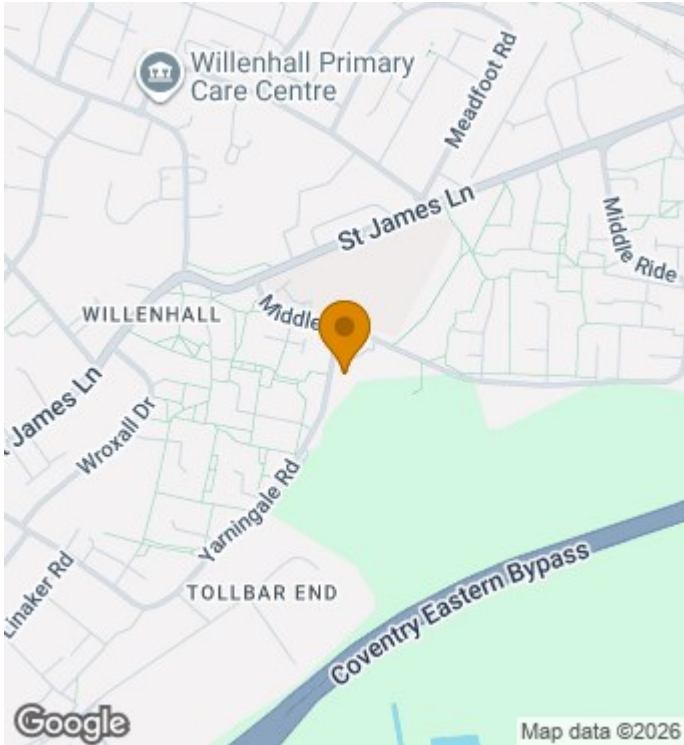




Dimensions

Floor Plan

Location Map



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

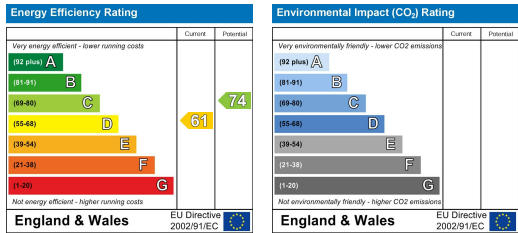
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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