



SHORTLAND
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Property Experts



Colina Close
CV3 3EG

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INVESTMENT OPPORTUNITY | TWO BEDROOM GROUND FLOOR APARTMENT |
£850 PCM

Shortland Horne are pleased to present this well-presented two bedroom ground floor apartment, ideally situated on the popular Colina Close in Willenhall, Coventry. Offered with a tenant in situ currently paying £850 PCM (tenancy agreed until June 2026), this property provides an excellent turnkey investment with immediate and secure rental income.

The property is positioned within a quiet residential development and benefits from communal parking, along with a pleasant outlook and convenient access to local amenities.

Internally, the accommodation is well proportioned throughout, briefly comprising a spacious lounge with large windows allowing for an abundance of natural light, a modern fitted kitchen with a range of wall and base units, work surfaces and integrated appliances, two well-sized bedrooms, and a contemporary family bathroom fitted with a white suite including bath with shower over.

Further benefits include double glazing, electric heating, and well-maintained communal grounds.

Colina Close is ideally located within close proximity to Coventry City Centre, University Hospital Coventry & Warwickshire, and a range of local shops and schools. The property also offers excellent access to major road networks including the A46, M6 and M69, making it a popular location for tenants and commuters alike.

An ideal addition to any investment portfolio with strong and consistent rental demand.

Please note the photographs were taken prior to the current tenancy

GOOD TO KNOW:

Tenure: Leasehold
Length of Lease Remaining: 127 Years
Service Charge: £900 per annum Approx
Ground Rent: £0 (No ground rent payable)
Rental Income: £850 PCM
Tenancy: Fixed until 14th June 2026
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.





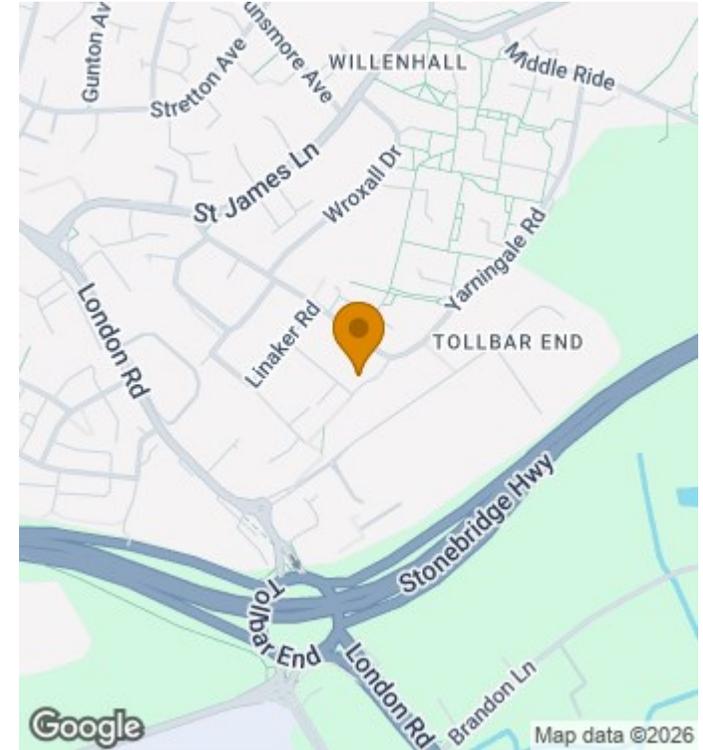




Dimensions

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

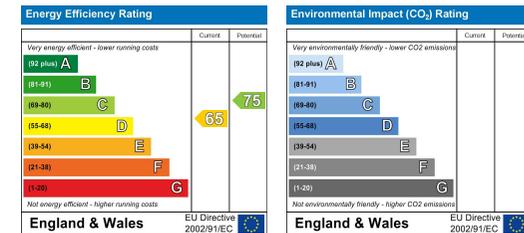
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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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