



PROPERTY
SERVICES
LIMITED



54 Gregory Hood Road , Coventry, CV3 5AP

£115,000



This gorgeous and contemporary 2 bedroom apartment is a perfect opportunity for investors and homeowners alike! Conveniently located in the fantastic Finham area of Coventry, the property has dozens of local amenities nearby such as bus stops, local shops, great schools, Coventry airport and the airport retail park while still being within an 8 minute drive to the City Centre. In addition, the property is south facing, bringing in bundles of natural light through the large windows.

The property consists of:

A Large Kitchen.

A huge living room lounge area with an adjoining, spacious balcony.

2 Large double bedrooms.

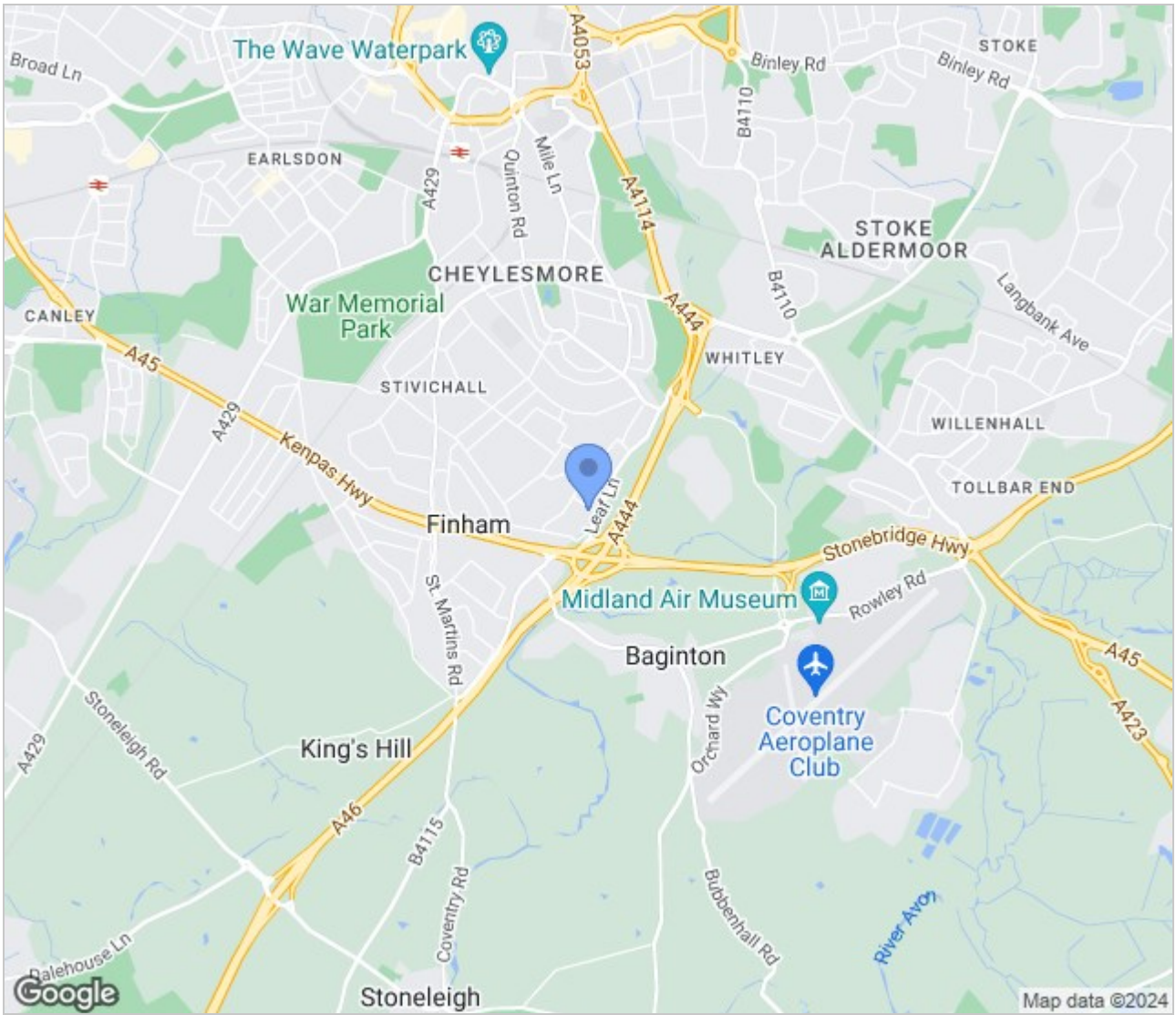
Family Sized Bathroom With Shower Over The Bath.

- Ground rent is £10 per year
- Annual Service Charge is £791.30 per year
- The lease had 100 years remaining on 14th September 2023, so just less than that now

Coventry City Council Tax Band A
EPC Rating C



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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