



**Manor House Drive, Coventry
CV1 2EA**

Guide Price £120,000

Leasehold - Coventry City Band: B - EPC: C

A modern and well-presented one-bedroom apartment located in the heart of Coventry City Centre, offering convenient urban living ideal for first-time buyers or investors.

Situated within a popular and secure development, the property benefits from a spacious open-plan lounge/kitchen area, a generous double bedroom, and a contemporary bathroom. Many similar apartments in the area also feature balconies, concierge access, and gated parking, making them highly desirable for tenants and owner-occupiers alike.

The location provides excellent access to Coventry University, the train station, and a wide range of shops, restaurants, and local amenities, all within walking distance.

An excellent investment opportunity, with comparable properties in the area achieving strong rental demand and returns.



Entrance Hall

10'0" x 4'0" (3.05m x 1.21m)

Living Room

15'1" x 10'10" (4.59m x 3.29m)

Kitchen

5'9" x 10'10" (1.75m x 3.29m)

Bedroom 1

11'11" x 10'5" (3.64m x 3.18m)

En-suite

5'8" x 6'2" (1.72m x 1.87m)

WC

3'3" x 6'2" (1.00m x 1.87m)

Boiler room/Closet

3'7" x 6'2" (1.08m x 1.87m)

Balcony

2'9" x 10'10" (0.85m x 3.29m)

Investors

Currently the properties in this block are rented on a monthly rolling contract - £995-£1000 pcm.

Gross rental yield – 9.55% or Net of 7.12%

Tenure

Leasehold;

Ground rent - £209.42 pa.

Service charge - £2,831.88 pa.

Lease remaining - 100 years

Building management company – First port.

Good to know

Council Tax Band – B - £1,870 pa.

EPC Rating – C

Third floor apartment

Electric heating and cooking

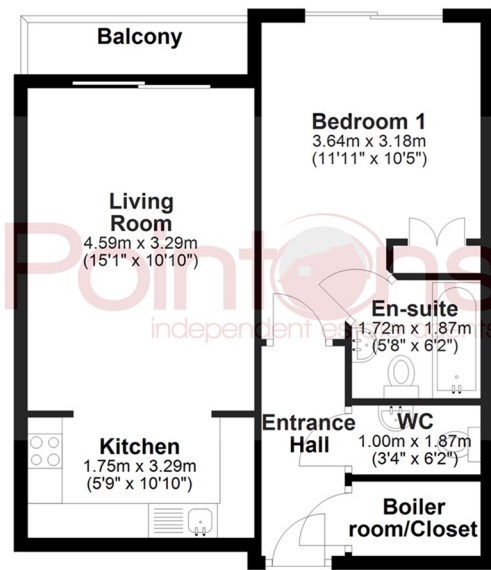
Secure entry video phone system.

One allocated parking space

Water meter

Property age - 1996

Ground Floor



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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