



**402 Torrington Avenue, Tile Hill
Coventry CV4 9HJ
£115,000**

*** ATTENTIN CASH BUYER & INVESTORS ***

Pointons are pleased to bring to market this large first floor flat on Torrington avenue, Tile Hill, Coventry - situated on a quiet road, set amongst communal greens and within a close proximity to Warwick University.

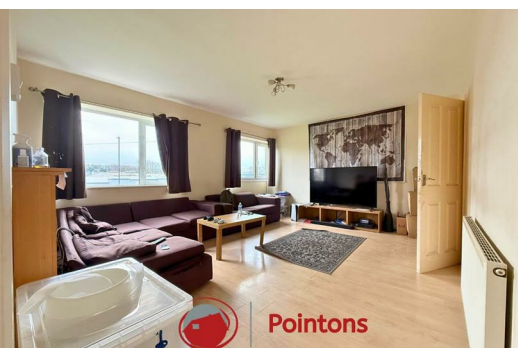
The property itself comprises of; a large reception room, kitchen, two double bedrooms & Family bathroom. The property also benefits from gas central heating and double glazing.

The flat is leasehold, with a lease a current lease of 83 years.

Investors.

The property currently has a sit in tenant giving an immediate return on completion.

A potential yield of 9.39% with similar properties in the area, currently rented between £900-£1000pcm



Entrance Hall

6'5" x 3'4" (1.95m x 1.02m)

Main door to enter apartment. Central heating thermostat, intercom, door to:

Utility

6'5" x 4'8" (1.95m x 1.42m)

Plumbing for washing machine, space for fridge/freezer, door to:

Kitchen

9'0" x 8'4" (2.75m x 2.54m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge, fitted electric oven, gas hob with extractor hood over, window to side, Storage cupboard,

Living Room

16'3" x 13'3" (4.96m x 4.05m)

Two windows to side, fireplace, radiator, door to:

Bedroom 1

13'0" x 10'0" (3.95m x 3.06m)

Window to side, window to rear, radiator, built in wardrobes.

Bedroom 2

9'5" x 11'7" (2.86m x 3.54m)

Window to side, radiator, door to:

Bathroom

6'3" x 8'4" (1.90m x 2.54m)

Three piece suite with panelled bath, with mixer tap and electric shower, pedestal wash basin, WC, window to side, tiling to all walls with ceramic tiled flooring.

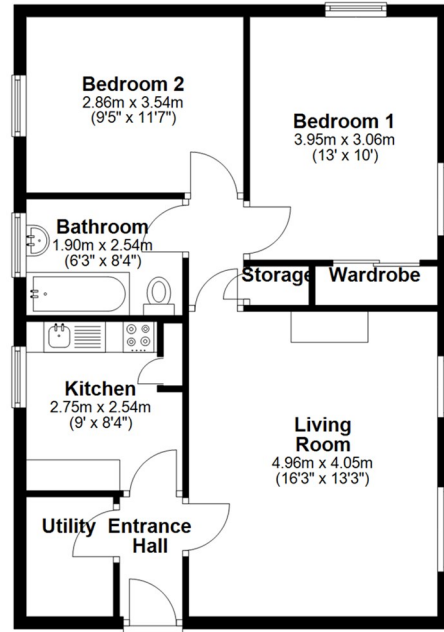
Good to know

Vendor position; Rented with fixed tenancy Leasehold; 83 Years remaining
Ground Rent: £10 Per Annum.
Service Charge: £644.54 Per Annum.
Floor area: 702.10sqft
Energy efficiency rating: C
Council tax band: A
Year built: 1950-1966

Disclaimer

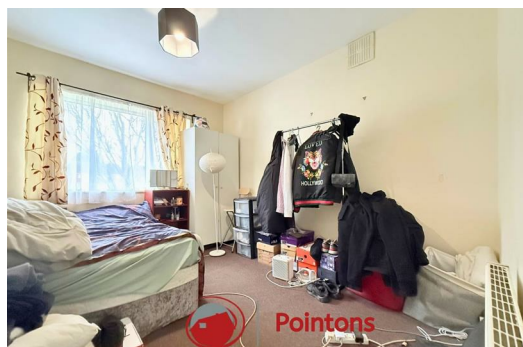
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor



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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