



x2



x1



x1

**Crowmere Road, Walsgrave**  
**Asking Price £115,000**



**elite**  
property

A great opportunity to purchase this first floor duplex apartment located in the popular area of Walsgrave, Coventry. This spacious property is ideal for first-time buyers, investors, or those looking to be close to major local amenities.

Set over two floors, the first level offers a bright lounge and a separate kitchen. Upstairs, there are two good-sized double bedrooms and a family bathroom, making it a practical and comfortable living space. The property also benefits from double glazing and electric heating throughout.

The property is currently tenanted, offering an immediate investment opportunity, but can also be sold with vacant possession to suit owner-occupiers.

Situated in a convenient location with excellent access to University Hospital Coventry & Warwickshire, the area is popular with both medical professionals and families. Local shops, schools, and transport links are all within easy reach, with good bus and road connections to the city centre and the M6.

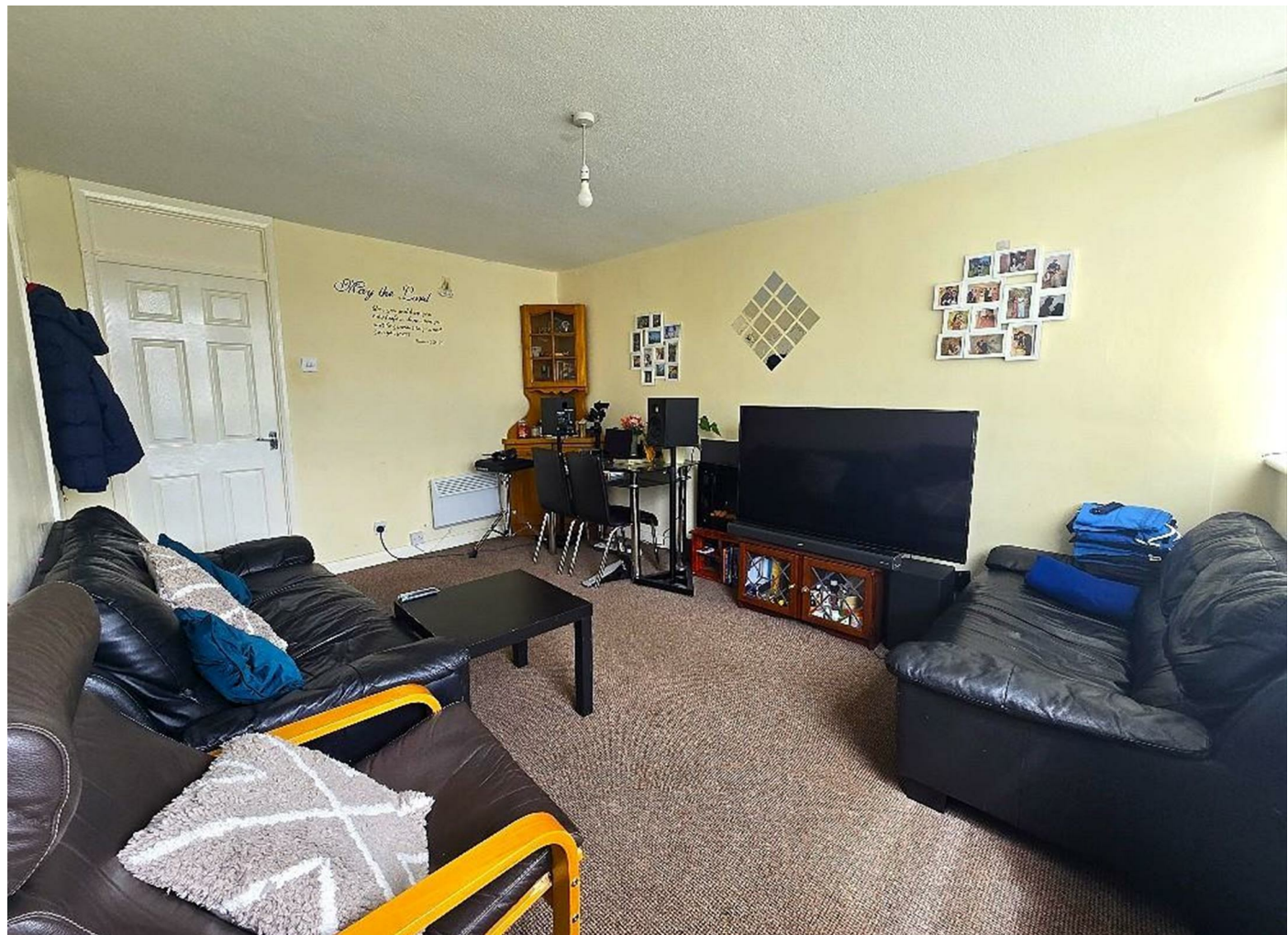
Whether you're looking to step onto the property ladder or expand your rental portfolio, this duplex flat is not to be missed.

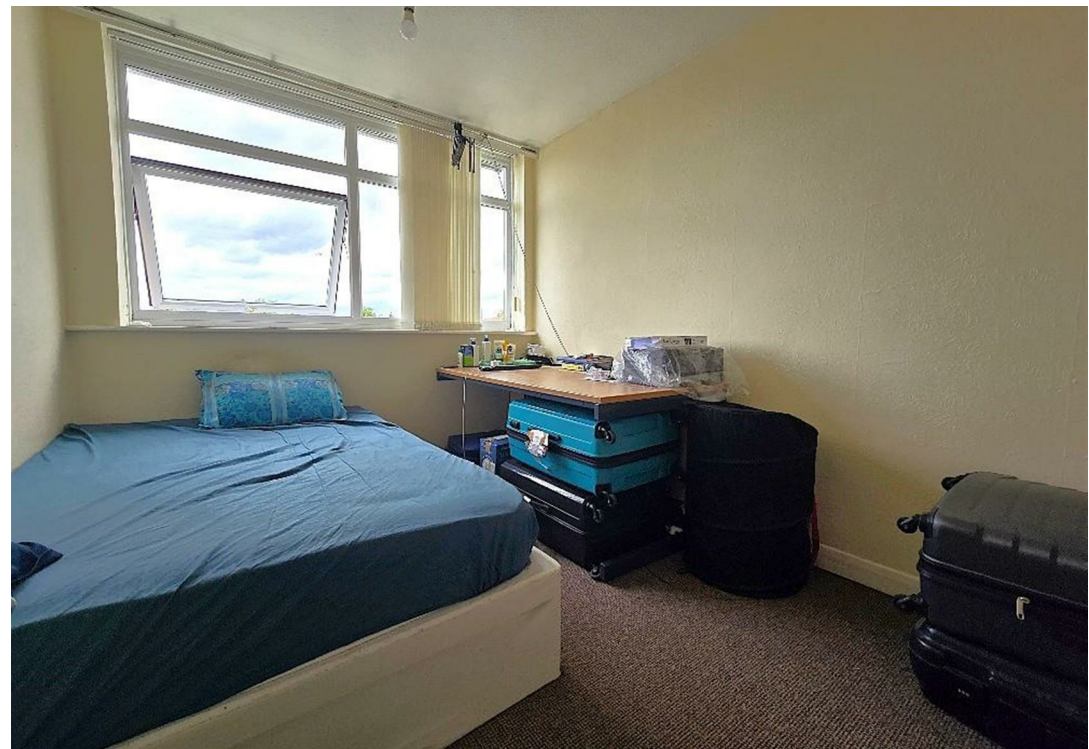
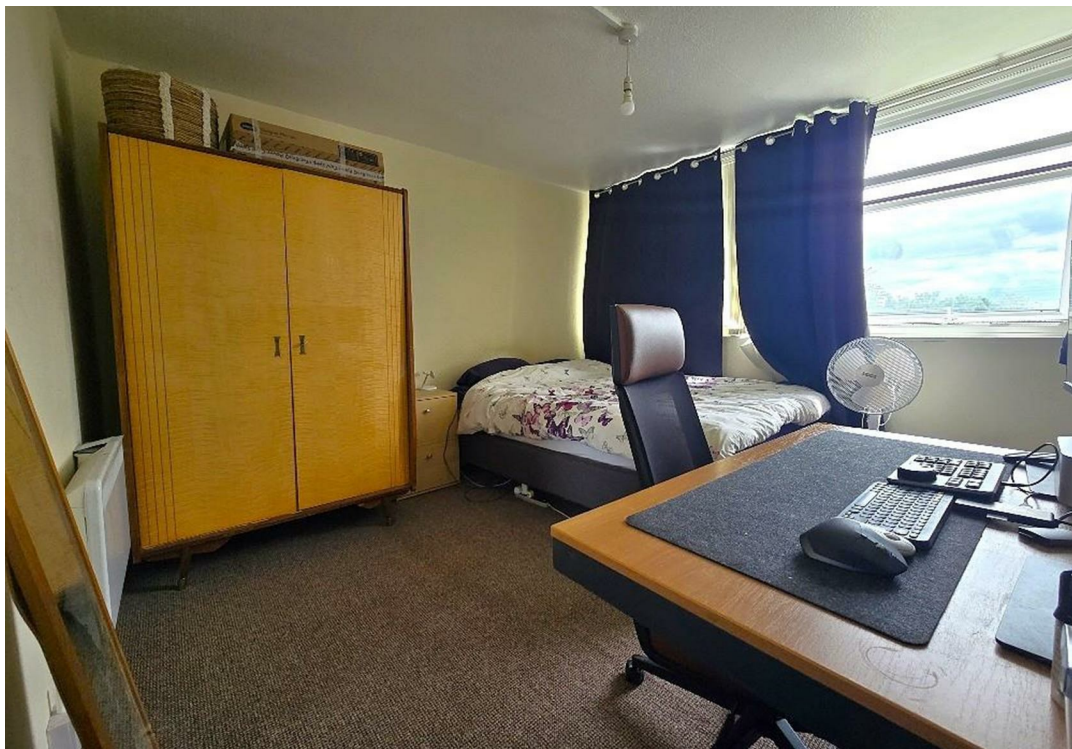
Remaining Years on Lease - 111 years

Ground Rent - £50.00 per annum

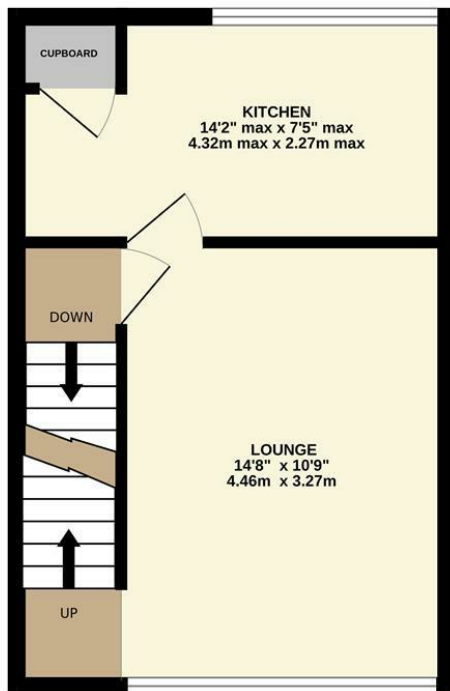
Service Charge - £700.00 per annum

- EPC Rating: E
- First Floor Duplex Apartment
- Lounge & Separate Kitchen
- Two Double Bedrooms
- Family Bathroom
- Electric Heating & Double Glazing
- Convenient Location
- Council Tax Band: A

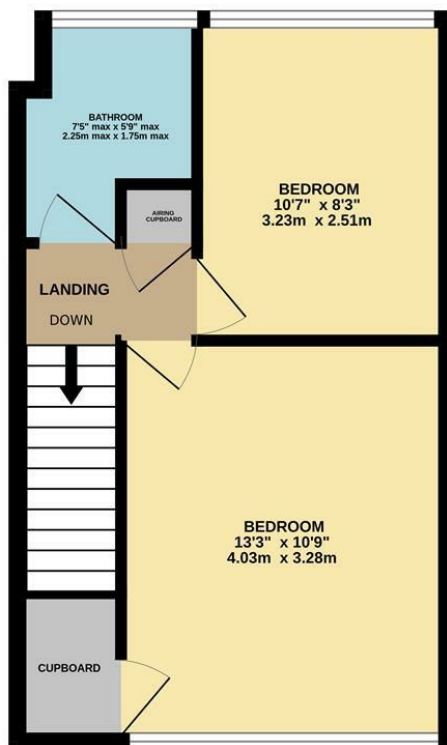




1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.




FIRST FLOOR DUPLEX FLAT

TOTAL FLOOR AREA : 649 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Leasehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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