



Lansdowne Court
Paynes Lane
Asking Price £87,500

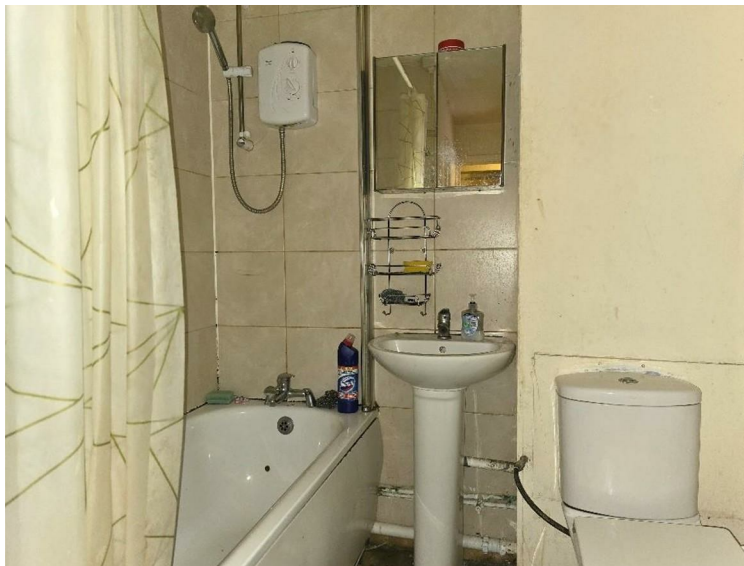


Elite Property is pleased to present this 2-bedroom, second-floor apartment, an excellent investment opportunity or ideal purchase for first-time buyers. While the property requires modernisation and decoration, it offers significant potential. Conveniently located just a few minutes' walk from Coventry City Centre, it provides easy access to local amenities, shops, and transport links.

The apartment briefly comprises an entrance hallway, a spacious lounge, a kitchen with potential for improvement, two generously sized double bedrooms, and a bathroom. With 79 years remaining on the lease, the annual ground rent is £77.54, and we have been advised that no service charge is payable. However, there is an annual building insurance charge of £390.33.

Currently tenanted and achieving a rental income of £750.00 per month, this property is a fantastic investment. Alternatively, it can be sold with vacant possession and no upward chain, providing flexibility for buyers. Don't miss this opportunity—contact Elite Property to arrange a viewing today!

- EPC Rating: C
- 2nd Floor Flat
- 2 Double Bedrooms
- In Need of Modernisation & Decoration
- Ideal Investment or First Time Buyer Purchase
- 80 Years Remaining The Lease
- Parking Available
- Convenient Location
- Council Tax Band: A



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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