



x2



x1



x1

**Cole Court, Coundon**  
**Asking Price £135,000**



**elite**  
property



This well-presented two-bedroom ground floor apartment is offered for sale with the flexibility of being purchased either with or without tenants in situ. Currently achieving a rental income of £925 per calendar month, the property provides investors with an attractive gross yield of approximately 8.2%, making it a compelling buy-to-let opportunity.

Situated in the sought-after Coundon area, just off Barker Butts Lane, the property enjoys excellent access to local amenities, schools, and transport links, with Coventry City Centre only a short distance away.

The accommodation comprises an entrance hallway, a spacious lounge/dining room, and a modern fitted kitchen complete with integrated electric oven, gas hob, under-counter fridge, freezer, and washer/dryer. The bathroom is fitted with a shower, and there are two well-proportioned double bedrooms, with the main bedroom benefitting from built-in wardrobes.

Further features include gas central heating, double glazing, and an allocated parking space.

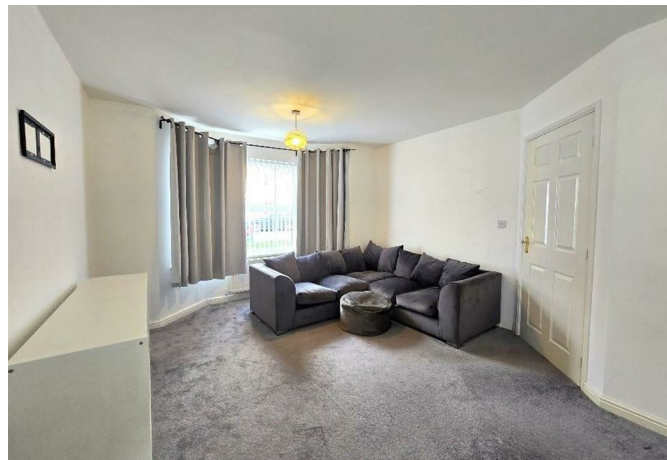
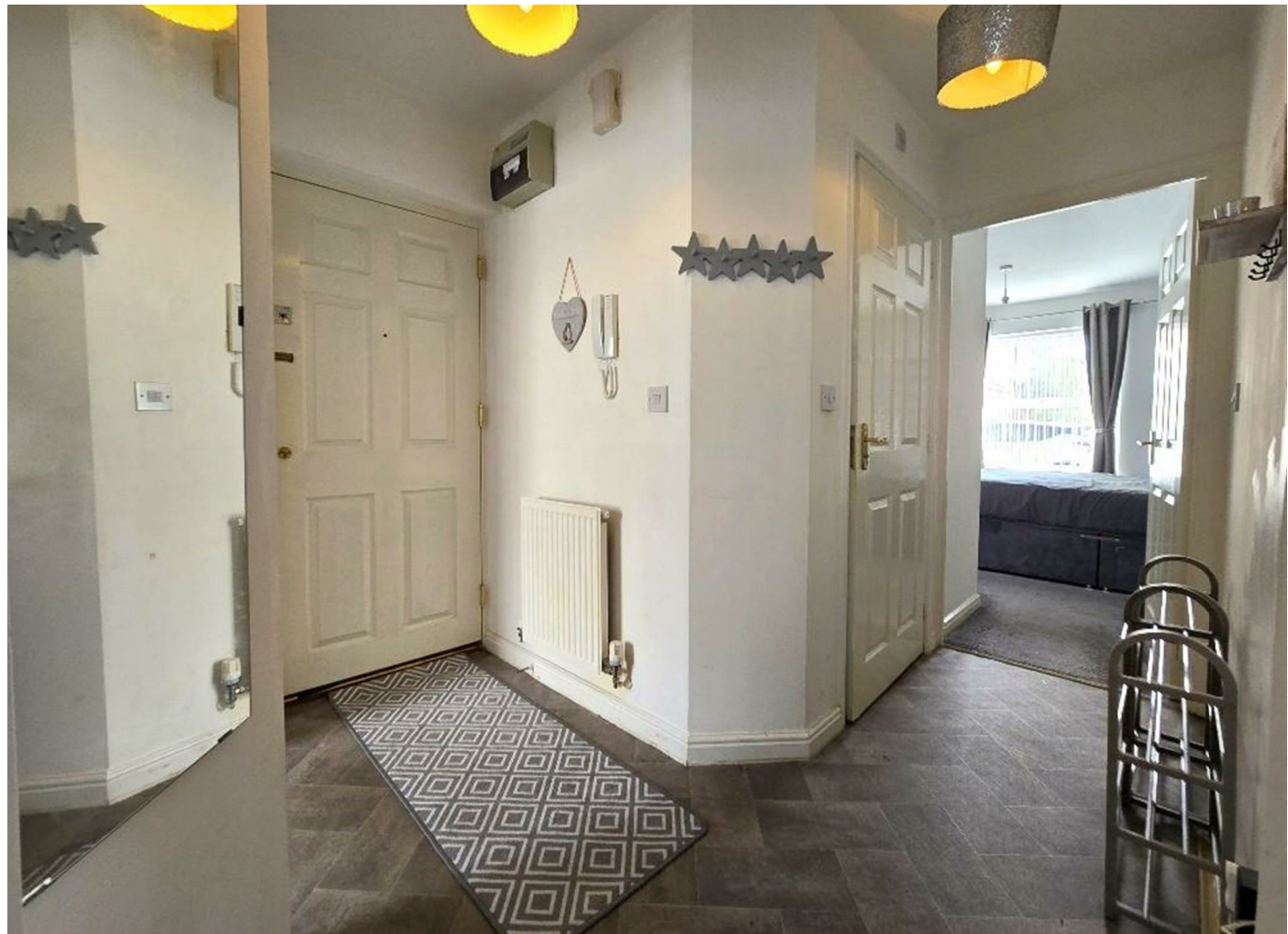
Whether you are an investor seeking strong returns or a first-time buyer looking for a ready-to-move-into home in a convenient and desirable location, this property offers excellent value and versatility.

Lease Term: 105 Years

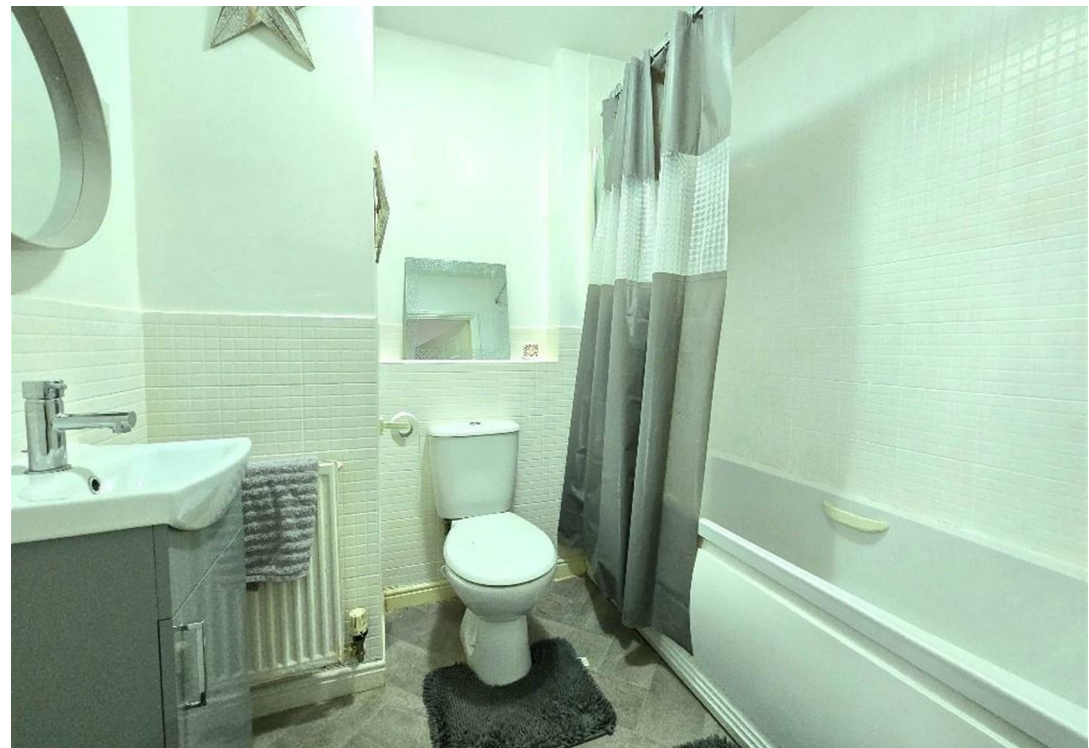
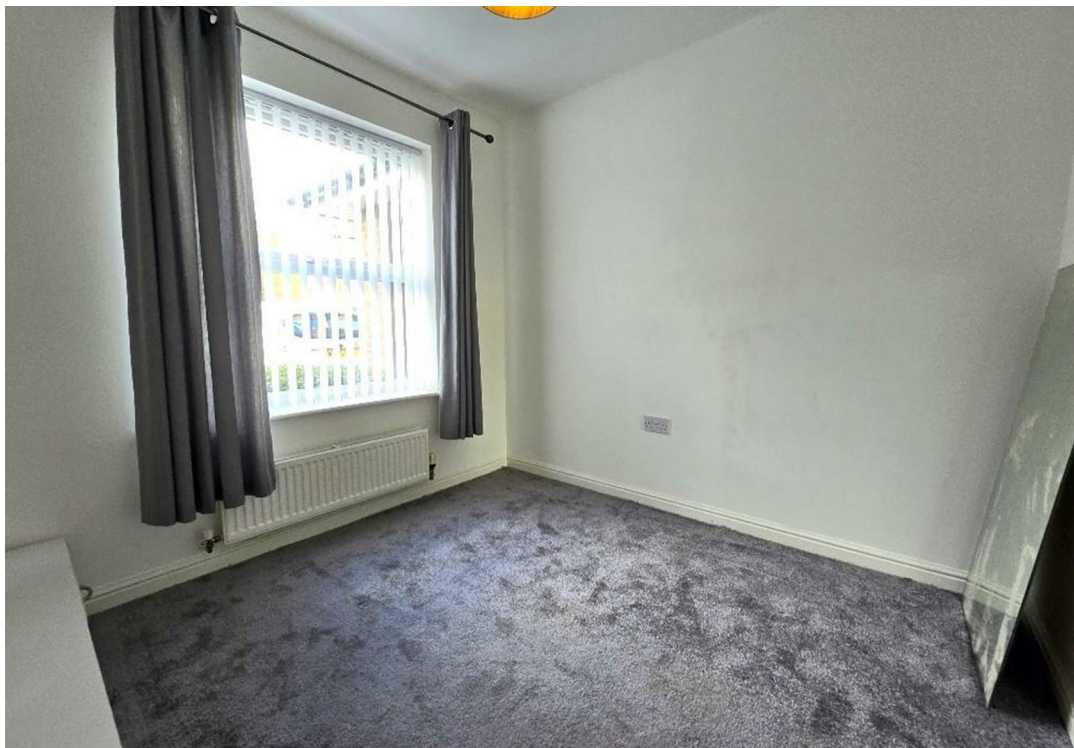
Ground Rent: £150.00 per annum

Service Charge: £193.00 per month (this has been known to fluctuate depending on the level of maintenance work on the building).

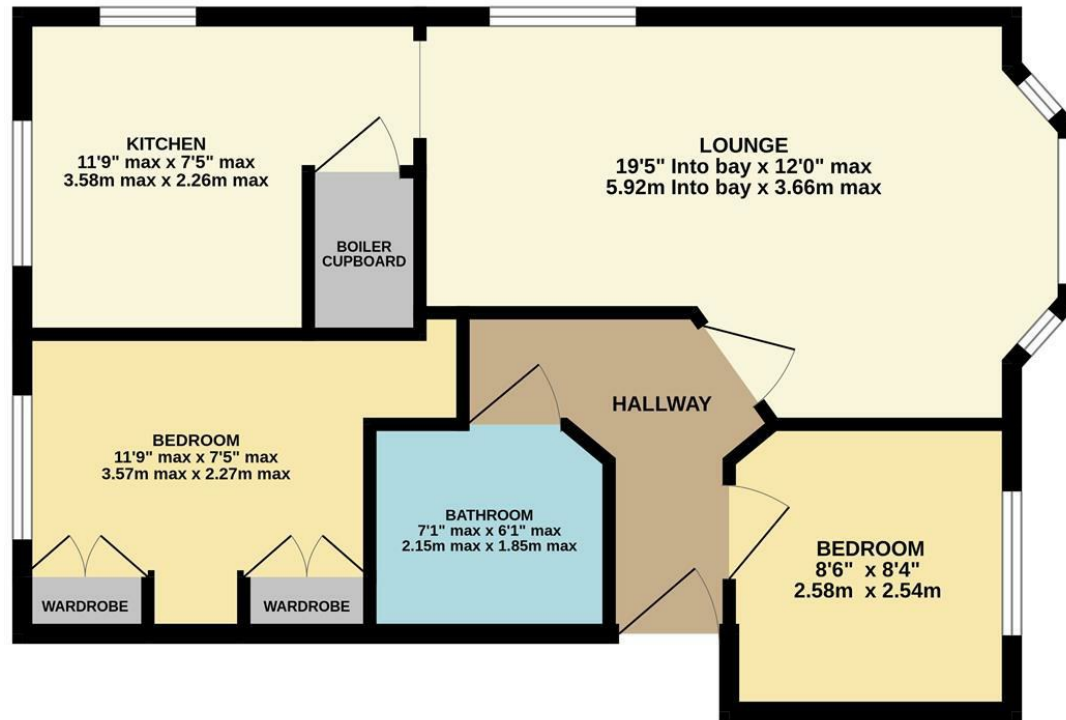
- EPC Rating: C
- Ground Floor Flat
- Lounge/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Gas Central Heating & Double Glazing
- One Allocated Car Parking Space
- Convenient Location
- Great Purchase for A First Time Buyer or Investor
- Council Tax Band: B







GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.




GROUND FLOOR FLAT

TOTAL FLOOR AREA: 560 sq.ft. (52.1 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>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</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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