



**Union Place, Coventry, CV6 6BF**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A fantastic opportunity to acquire this one bedroom, ground floor apartment benefitting from a tenant in situ until August 2025! Located in the popular residential location of Longford the property is positioned with easy access to local shops, amenities, schools and road links. With a current yield of 8.2% this property is a great purchase for an investor looking to add to their portfolio.

The accommodation on offer comprises entrance hallway, spacious lounge with access to the fitted kitchen containing electric oven and hob, one generous double bedroom and bathroom with bath and over shower.

Further benefits include electric storage heaters, double glazing and communal gardens and parking.

Lease Length - 107 years  
Ground Rent and Service Charge - TBC



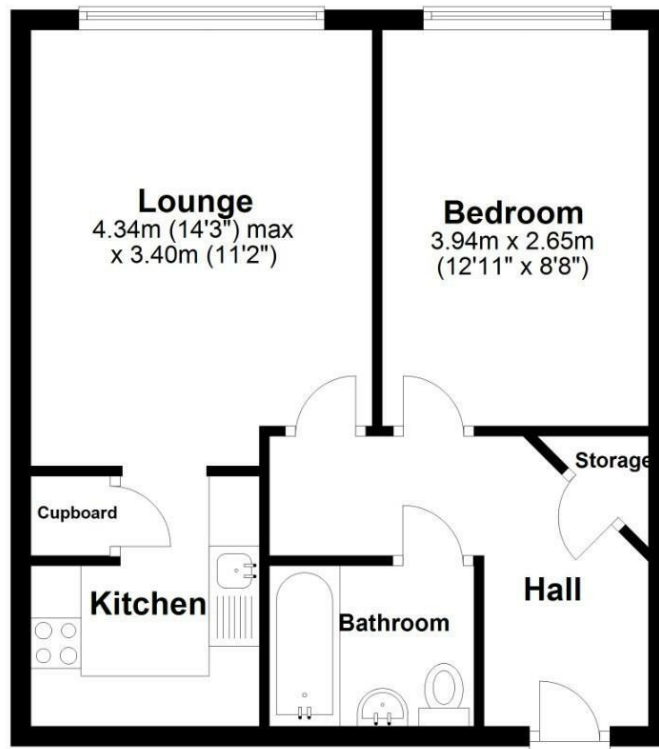






## Ground Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 42.6 sq. metres (458.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

## Key Features

- Ground Floor Apartment
- TENANT IN SITU UNTIL AUG 2025
- Current 8.2% Yield
- One Double Bedroom
- Lounge with Access to Fitted Kitchen
- Bathroom with Bath and Over Shower
- PLEASE NOTE INVESTMENT BUYERS ONLY DUE TO TENANT IN SITU
- Communal Gardens and Parking
- Lease Length - 107 Years
- EPC - D

**£90,000**

EPC Rating - D

Tenure - Leasehold

Council Tax Band - A

Local Authority -  
Coventry