



## Manor House Drive, Coventry CV1 2EA

Guide Price £120,000

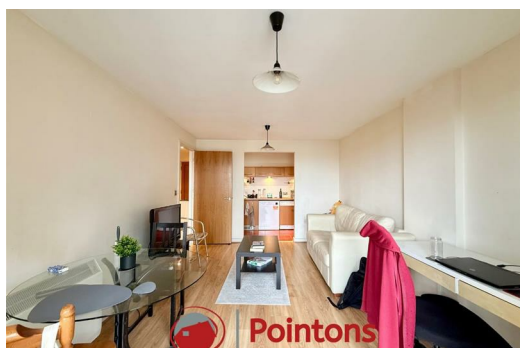
**Leasehold - Coventry City Band: B - EPC: C**

A modern and well-presented one-bedroom apartment located in the heart of Coventry City Centre, offering convenient urban living ideal for first-time buyers or investors.

Situated within a popular and secure development, the property benefits from a spacious open-plan lounge/kitchen area, a generous double bedroom, and a contemporary bathroom. Many similar apartments in the area also feature balconies, concierge access, and gated parking, making them highly desirable for tenants and owner-occupiers alike.

The location provides excellent access to Coventry University, the train station, and a wide range of shops, restaurants, and local amenities, all within walking distance.

An excellent investment opportunity, with comparable properties in the area achieving strong rental demand and returns.



## Entrance Hall

10'0" x 4'0" (3.05m x 1.21m)

## Living Room

15'1" x 10'10" (4.59m x 3.29m)

## Kitchen

5'9" x 10'10" (1.75m x 3.29m)

## Bedroom 1

11'11" x 10'5" (3.64m x 3.18m)

## En-suite

5'8" x 6'2" (1.72m x 1.87m)

## WC

3'3" x 6'2" (1.00m x 1.87m)

## Boiler room/Closet

3'7" x 6'2" (1.08m x 1.87m)

## Balcony

2'9" x 10'10" (0.85m x 3.29m)

## Investors

Currently the properties in this block are rented on a monthly rolling contract - £995-£1000 pcm.

Gross rental yield – 9.55% or Net of 7.12%

## Tenure

Leasehold;

Ground rent - £209.42 pa.

Service charge - £2,831.88 pa.

Lease remaining - ??? years

Building management company – First port.

## Good to know

Council Tax Band – B - £1,870 pa.

EPC Rating – C

Third floor apartment

Electric heating and cooking

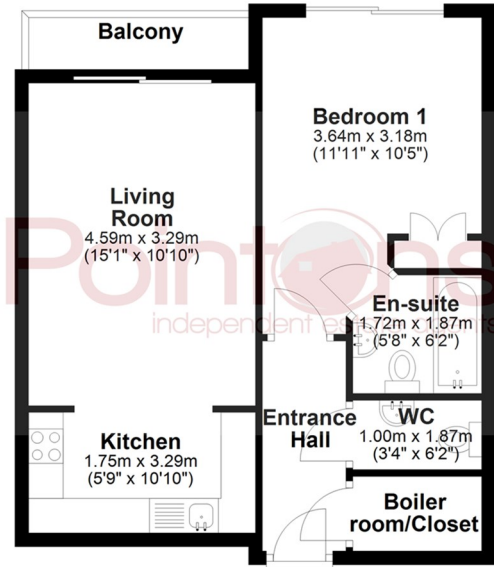
Secure entry video phone system.

One allocated parking space

Water meter

Property age - 1996

## Ground Floor



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

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		
	74	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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