




BRITISH
PROPERTY
AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT
IN COVENTRY
(CENTRE)

SUTTONS
ESTATE AGENTS
02476 525 111

360°
VIRTUAL TOUR

 1
Bedroom

 1
Bathroom



****IDEAL INVESTMENT**CASH BUYERS PREFERRED**** A self-contained studio with a private entrance in Earlsdon located close to Spencer Park, Coventry City Centre, Coventry train station and Earlsdon High Street. Comprising of sleeping/living area, kitchenette with oven, electric hob, ensuite with electric shower. Rental income £550pcm/ £6600pa. NO ONWARDS CHAIN. EPC E

Council tax band A - £1339

Leasehold -

A 99 Year lease was granted 06 10 2003 and the latest estimated figure to extend the lease was in the region of £3,500 to £5,000.

Ground Rent is currently £40 per year (01 01 2003 to 31 12 2036)

As per the terms of the lease the Service Charge contribution is split into 2 areas

"The Internal Common parts" being Communal Electric & Insurance with Flat 3 contribution 12.5%

" The Common Parts" namely Insurance, Management Fees, Shared Drains, pipes, wires & roof - Contribution - 11.1%

To give an idea of actual figures - Insurance contribution, £89 a year, Electric, £42.60 pa. We will be looking at a Management fee of £100 per year for each flat. With the figures being relatively low a yearly invoice seems to be the way forward.

Any larger requirements such as re carpeting the stairs etc will require the cost to be agreed with the Leaseholders and the respective % charged accordingly.

Note: to property is rented for 12 months from 08.09.22 at £550pcm.

Please see our virtual 360 viewing before booking a viewing.

