

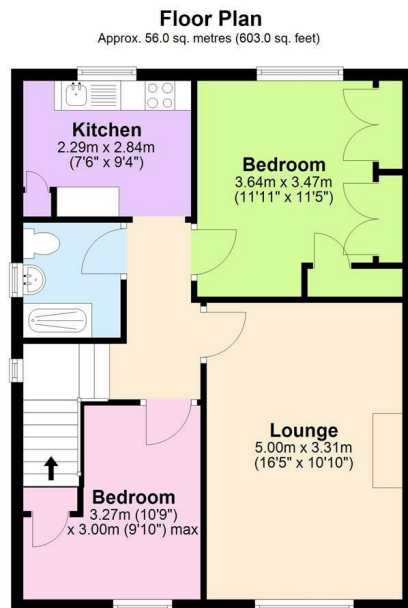
Derwent Close, Eastern Green, Coventry CV5 7GQ  
Offers In The Region Of £139,950

**archerbassett**  
LETTINGS AND SALES



- Newly Fitted Kitchen
- No Upward Chain
- No Service Charge & Low Peppercorn Ground Rent
- Two Generous Bedrooms
- Gardens To Three Sides
- Newly Fitted Bathroom
- Long Lease - 126 years
- Spacious Lounge
- Electric Heating, Double Glazing & New Hot Water Boiler
- Sought After Location & Situated In A Quiet Cul-De-Sac

**\*\*INVESTORS ONLY - ACHIEVING A RENTAL INCOME OF £9540pa\*\*** This two bedroom first floor maisonette is located in a quiet cul-de-sac and is offered for sale with no upward chain, a long lease of a 126 years, zero service charge and a peppercorn ground rent. In brief there is a newly fitted kitchen and bathroom, a spacious lounge with feature gas fire, the newly fitted kitchen comes with an electric oven, the principle double bedroom has built in wardrobes, the well-proportioned single bedroom has over stairs storage and the stylish newly installed bathroom has a double shower cubicle, W/C & hand wash. Externally there is plenty of outside space to enjoy as there are gardens to the front, side and rear of the property. Eastern Green is located to southern side of Coventry and is well served by local amenities, public transport and has excellent access to the motorway network by way of the A45.



Total area: approx. 56.0 sq. metres (603.0 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.

